

Natchitoches City Council will have a pre-council meeting beginning at 5:00 p.m. and ending at 5:30 p.m. to discuss non-agenda items. The City Council meeting will begin promptly at 5:30 p.m. on the second and fourth Monday of each month and will be reserved to only items on the Agenda. The public is invited to both the pre-council meetings and council meetings with the understanding that items not on the agenda will not be discussed at the scheduled council meetings, but the public is welcome to discuss any topic at the pre-council meetings. The City Council Meetings are held at the Natchitoches Arts Center located at 716 Second Street, Natchitoches, Louisiana.

**NATCHITOCHES CITY COUNCIL MEETING
SEPTEMBER 22, 2014
5:30 P.M.**

A G E N D A

1. **CALL TO ORDER**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE**
4. **READING AND APPROVAL OF THE MINUTES OF SEPTEMBER 8, 2014**
5. **SPECIAL GUEST:** Boy Scout Troop #36 (Dan Brockner)
6. **PROCLAMATIONS:**
 - #094** **Payne** Proclamation Declaring The Week Of October 20 Through October 26, 2014 As Make-A-Difference Week In The City Of Natchitoches
 - #095** **Stamey** Proclamation Declaring October 5 Through October 11, 2014 As Fire Prevention Week (Accepting: Crit Miller)
 - #096** **Morrow** Proclamation Declaring September 2014 As Ovarian Cancer Awareness Month In The City Of Natchitoches (Accepting: Leah Lentz)
7. **ORDINANCE – FINAL:**
 - #036** **Mims** Ordinance Authorizing The Mayor Of The City Of Natchitoches To Award The Bid For The Amulet Street Elevated Tank Rehabilitation (Bid No. 0551)
8. **ORDINANCES – INTRODUCTION:**
 - #038** **Nielsen** Ordinance Authorizing The Mayor Of The City Of Natchitoches, Lee Posey, To Execute A Lease In Favor Of Cane River Aero, LLC, Of That 7,500 Square Foot Area Shown And Depicted As Lot 7 On The Airport Layout Plan Of April 12, 1994, And That 24,000 Square Foot Area Shown And Depicted As Lot 20 On The Airport Layout Plan Of April 12, 1994 And Further Providing For Advertising Of The Lease And An Effective Date

#039 Stamey Ordinance Extending The City Limits Of The City Of Natchitoches Annexing A 2.464 Acre, More Or Less, Tract Situated In Section 25, Township 9 North, Range 8 West, Natchitoches Parish, Louisiana, Said Tract Lying Adjacent To And South Of Louisiana Highway 3278, And Adjacent To The Existing Municipal Limits Of The City Of Natchitoches, And Further Providing For The Fixing Of A Public Hearing, Advertisement, Fixing Council District For Same, Fixing Zoning Classification And Providing For An Effective Date Of The Ordinance (**New Life Evangelism Center**)

#040 Nielsen Ordinance Authorizing The City Of Natchitoches To Enter Into An Amended And Updated Cooperative Endeavor Agreement With Ark-La-Tex Investment & Development Corporation Under Which The City Conveyed A 13.9 Acre Site To Ark-La-Tex Investment & Development Corporation, And Amending The Terms Of The Original Cooperative Endeavor Agreement To Reflect The Consideration For The Transfer, Said Consideration Including But Not Limited To The Services And Other Agreements To Be Performed For Public Purposes Which Will Be Provided By Ark-La-Tex Including But Not Limited To, Industrial Development And Enhancement, Authorizing The Mayor To Execute Same, Providing For Advertisement, And To Do All Other Things Otherwise Required In The Premises

9. **RESOLUTIONS:**

#097 Morrow Resolution Authorizing The Mayor To Execute **Change Order No. 1** To The Agreement Between The City Of Natchitoches And Sunstream Inc., For The Airport Lighting Project, Schedule I, Schedule II, At The Natchitoches Regional Airport LA DOTD Project No. H.010802 (**Bid No. 0542**)

#098 Mims Resolution Authorizing The Mayor To Approve The Capital Improvement Plan (CIP) For Financial Assistance From The State Of Louisiana DOTD, Division of Aviation For The Natchitoches Regional Airport

#099 Payne Resolution Authorizing The Mayor To Advertise And Accept Bids For The Breda Town Park Project (**Bid No. 0557**)

10. **REPORTS:** Pat Jones - Financial Report

11. **ANNOUNCEMENTS:** The next scheduled City Council meeting will be held on **October 13, 2014.**

12. **ADJOURNMENT:**

NOTICE TO THE PUBLIC

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact the City Clerk's Office at (318) 352-2772 describing the assistance that is necessary.

If you wish to address the Council, please complete the "**Request to Address City Council**" form located on the entrance table.

**PROCEEDINGS OF THE CITY COUNCIL
OF THE CITY OF NATCHITOCHES, STATE OF LOUISIANA,
REGULAR MEETING HELD ON
MONDAY, SEPTEMBER 22, 2014 AT 5:30 P.M.**

The City Council of the City of Natchitoches met in legal and regular session at the Natchitoches Arts Center, 716 Second Street, Natchitoches, Louisiana on Monday, September 22, 2014 at 5:30 p.m.

There were present:

Mayor Lee Posey
Councilman At Large Don Mims, Jr.
Councilman Larry Payne
Councilman Dale Nielsen
Councilman David Stamey
Councilwoman Sylvia Morrow

Guests: Boy Scout Troop #36
Natchitoches Rotary Club - Jimmy Berry, Bridget Briley, Kendal Perkins
Leah Lentz – Promoting Ovarian Cancer Awareness Month

Absent: None

Mayor Lee Posey called the meeting to order and welcomed everyone for coming. Michael Braxton was asked to lead the invocation and Councilman Mims was asked to lead the pledge of allegiance.

Mayor Posey then called for the reading and approval of the minutes for the September 8, 2014 meeting. Mr. Mims moved that we dispense with the reading of the minutes and approval of same. Seconded by Ms. Morrow. The roll call vote was as follows:

| | |
|-----------------|---|
| Ayes: | Payne, Nielsen, Mims, Stamey, Morrow |
| Nays: | None |
| Absent: | None |
| Abstain: | None |

Mayor Posey stated the Meat Pie Festival this year was very well attended and I want to thank all the City employees for what they did. He congratulated Northwestern State University on their victory against Louisiana Tech this past weekend. The band made a difference in the stands along with the fans and students.

Mayor Posey then welcomed Boy Scout Troop #36 to the meeting. The troop attended the meeting in order to fulfill a requirement for the citizenship of the community merit badge which was to attend a City Council meeting.

The following Resolution was introduced by Mr. Payne and Seconded by Mr. Nielsen as follows, to -wit:

RESOLUTION NO. 094 OF 2014

**A RESOLUTION DECLARING OCTOBER 20 THROUGH
OCTOBER 26, 2014 AS "MAKE A DIFFERENCE WEEK" IN THE
CITY OF NATCHITOCHES**

WHEREAS, the Natchitoches Rotary Club is sponsoring "Make a Difference Week" in the City of Natchitoches during the week of October 20 – 26, 2014; and

WHEREAS, this week is designated to perform acts of kindness and service to make a difference in our community and to awaken people to the power of service and inspire all to make the spirit of serving others part of our daily lives; and

WHEREAS, this project is to help others in our community by "Putting Your Cares On Hold For One Day To Care For Someone Else"; and

WHEREAS, citizens are urged to participate in a volunteer project as we work together for the betterment of our community; and

WHEREAS, connecting with others and working together through volunteer service can bridge differences that separate people, and help solve serious social problems; and

NOW THEREFORE, I Lee Posey, Mayor of the City of Natchitoches do hereby proclaim October 20-26, 2014 as

"MAKE A DIFFERENCE WEEK"

in the City of Natchitoches, and urge all citizens to participate and observe this day by connecting with friends, fellow employees, relatives, schools, and civic groups, to participate in volunteer projects that "Make a Difference" and benefit our community.

This Resolution was then presented for a vote, and the vote was recorded as follows:

| | |
|-----------------|---|
| AYES: | Payne, Nielsen, Mims, Stamey, Morrow |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

THEREUPON, Mayor Lee Posey declared the Resolution passed by a vote of 5 Ayes to 0 Nays on this 22nd day of September, 2014.



LEE POSEY, MAYOR

Members of the Natchitoches Rotary Club accepted and thanked the Mayor and Council for the proclamation. Mr. Jimmy Berry stated this is important for the City of Natchitoches. He hopes through this everyone will join in to make a difference in this community. A lot of groups and organizations are putting together projects at this time, so we are making a collaborative effort to bring these projects together. These will be set up in the Neebo and Watson Library parking lot so join in to make a difference. Mrs. Bridget Briley asked everyone to like the Natchitoches Rotary Club's facebook page and visit the website for ideas on a project you may want to do. Mr. Kendal Perkin's then stated the club's motto is "service before self". He stated this is what this project is about and is excited about teaming up with the group and organizations in Natchitoches to advance this cause. Mayor Posey stated this is a great way to get connected with the community and he thanked the Rotary Club for their efforts in this.

The following Resolution was introduced by Stamey and Seconded by Ms. Morrow as follows, to –wit:

RESOLUTION NO. 095 OF 2014

**A RESOLUTION DECLARING OCTOBER 5 THROUGH
OCTOBER 11, 2014 AS FIRE PREVENTION WEEK**

WHEREAS, the city of Natchitoches, Louisiana is committed to ensuring the safety and security of all those living in and visiting Natchitoches; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed more than 2,300 people in the United States in 2012, according to the National Fire Protection Association (NFPA), and fire departments in the United States responded to 365,000 home fires; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and

WHEREAS, three out of five home fire deaths result from fires in properties without working smoke alarms; and

WHEREAS, in one-fifth of all homes with smoke alarms, none were working; and

WHEREAS, when smoke alarms should have operated but did not do so it was usually because batteries were missing, disconnected, or dead; and

WHEREAS, Natchitoches residents should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and

WHEREAS, Natchitoches residents should install smoke alarms and alert devices that meet the needs of people who are deaf or hard of hearing; and

WHEREAS, Natchitoches residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, Natchitoches first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, Natchitoches residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, the 2014 Fire Prevention Week theme, “**Working Smoke Alarms Save Lives: Test Yours Every Month!**” effectively serves to remind us that we need working smoke alarms to give us the time to get out safely.

NOW THEREFORE, I Lee Posey, Mayor, and the Natchitoches City Council, do hereby proclaim October 5 through 11, 2014 as:

FIRE PREVENTION WEEK

in the City of Natchitoches, and I urge all citizens to test their smoke alarms at least every month by pushing the test button, and to support the many public safety activities and efforts of Natchitoches fire and emergency services during Fire Prevention Week 2014.

This Resolution was then presented for a vote, and the vote was recorded as follows:

| | |
|-----------------|---|
| AYES: | Payne, Nielsen, Mims, Stamey, Morrow |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

THEREUPON, Mayor Lee Posey declared the Resolution passed by a vote of 5 Ayes to 0 Nays on this 22nd day of September, 2014.



LEE POSEY, MAYOR

Fire Chief, Crit Miller, accepted the proclamation on behalf of Fire Prevention Week. He then thanked the Mayor and Council for supporting the prevention side of their efforts. As an emergency responder you are responding to something that has already happened. If efforts are implemented ahead a time, emergency situations can be prevented.

The following Resolution was introduced by Ms. Morrow and Seconded by Mr. Stamey as follows, to -wit:

RESOLUTION NO. 096 OF 2014

A RESOLUTION DECLARING SEPTEMBER 2014 AS OVARIAN CANCER AWARENESS MONTH IN THE CITY OF NATCHITOCHES

WHEREAS, ovarian cancer continues to have one of the highest mortality rate of any cancer, and it is the leading cause of cancer deaths among women in the United States;

WHEREAS, this year nearly 22,000 Americans will be diagnosed with this cancer; and

WHEREAS, ovarian cancer is difficult to detect and women are often not diagnosed until the disease has reached an advanced stage; and

WHEREAS, when ovarian cancer is found in its early stages, treatment is most effective and the chances for recovery are greatest; and

WHEREAS, because early detection is the best defense against ovarian cancer, it is essential that women know the risk factors associated with the disease; and

WHEREAS, ovarian cancer and the hardship it brings have affected too many lives. This month, the City of Natchitoches stands with everyone who has been touched by this disease, and we recognize all those committed to advancing the fight against this cancer through research, advocacy, and quality care.

NOW, THEREFORE, I, Lee Posey, Mayor, and the Natchitoches City Council, do hereby proclaim September 2014 as:

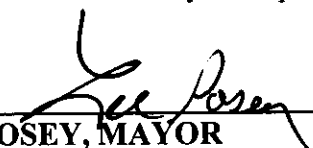
OVARIAN CANCER AWARENESS MONTH

in the City of Natchitoches, and encourage all citizens to honor ovarian cancer patients, survivors, their families and caregivers, and remember those who have lost their lives to this devastating disease.

This Resolution was then presented for a vote, and the vote was recorded as follows:

| | |
|-----------------|---|
| AYES: | Payne, Nielsen, Mims, Stamey, Morrow |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

THEREUPON, Mayor Lee Posey declared the Resolution passed by a vote of 5 Ayes to 0 Nays on this 22nd day of September, 2014.



LEE POSEY, MAYOR

Leah Lentz accepted the proclamation on behalf of Ovarian Cancer Awareness Month. She stated she lost her mother to ovarian cancer and her mother's wish was for her to get the word out and educate people about ovarian cancer. Leah thanked the City for allowing her to place teal ribbons throughout the City of Natchitoches to support the awareness of ovarian cancer.

The following Ordinance was Introduced by Mr. Mims and Seconded by Mr. Stamey as follows, to-wit:

ORDINANCE NO 036 OF 2014

**ORDINANCE AUTHORIZING THE MAYOR OF THE CITY
OF NATCHITOCHES TO AWARD
THE BID FOR THE AMULET STREET ELEVATED TANK REHABILITATION**

(BID NO. 0551)

WHEREAS, by Resolution No. 073 of 2014 the Mayor was authorized to advertise for bids for the Amulet Street Elevated Tank Rehabilitation (Bid No. 0551); and

WHEREAS, this bid was advertised in the Natchitoches Times on July 18th, July 25th and August 1st, 2014, in accordance with law; and

WHEREAS, six bid proposals were received and opened as follows:

- (1) Williams Paint and Sandblasting, Inc.
Flint, Texas.....\$257,910.00
- (2) Diamond Enterprise
Gloster, Mississippi\$319,500.00
- (3) Southeastern Tank and Tower, Inc.
South Lake Park, Georgia\$349,350.00
- (4) Blastco Texas, Inc.
Houston, Texas\$387,500.00
- (5) N. G. Painting, LP
Kerrville, Texas\$405,000.00
- (6) Professional Application Services, Inc.
Baton Rouge, Louisiana\$424,836.00

WHEREAS, on September 4, 2014 the appointed committee members, of Pat Jones, Director of Finance; Edd Lee, Director of Purchasing; Larry Payne, Councilman; Bryan Wimberly, Director of Utilities, and Randal Smoak, Engineer with Cothren, Graff, Smoak Engineering; reviewed the bids received for the Amulet Street Elevated Tank Rehabilitation (Bid No. 0551); and

WHEREAS, the above appointed committee members unanimously recommend the City award the bid to the lowest bidder, **Williams Paint and Sandblasting, Inc.**, of Flint, Texas in the amount of \$257,910.00.

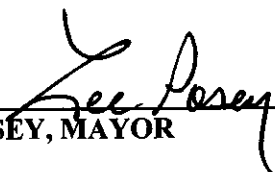
NOW, THEREFORE, BE IT RESOLVED that the Honorable Lee Posey, Mayor, is hereby authorized, empowered and directed to sign any and all documents necessary for acceptance of this bid.

THIS ORDINANCE was introduced on September 8, 2014 and published in the *Natchitoches Times* on September 13, 2014.

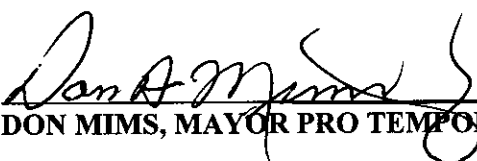
The above Ordinance having been duly advertised in accordance with law and public hearing had on same, was put to a vote by the Mayor and the vote was recorded as follows:

| | |
|-----------------|---|
| AYES: | Payne, Nielsen, Mims, Stamey, Morrow |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

THEREUPON, Mayor Lee Posey declared the Ordinance passed by a vote of 5 Ayes to 0 Nays this 22nd day of September, 2014.



LEE POSEY, MAYOR



DON MIMS, MAYOR PRO TEMPORE

Delivered to the Mayor on the 23rd day of September, 2014 at 10:00 A.M.



CITY OF NATCHITOCHES
PURCHASING DEPARTMENT

September 4, 2014

**Mayor Lee Posey
City Hall
Natchitoches, LA 71457**

Dear Mayor Posey,

The appointed committee of Pat Jones, Edd Lee, Bryan Wimberly and Larry Payne, has reviewed the engineer's recommendation submitted by Mr. Randal Smoak, Professional Engineer, with Cothran, Graff, Smoak Engineering, Inc., Shreveport, LA, on Bid # 0551, for the Amulet Street Elevated Tank Rehabilitation project.

The committee was unanimous in its decision to award the bid to the lowest bidder, Williams Paint and Sandblasting, Inc., Flint, TX, with a bid of \$257,910.00. The other bids received were from Diamond Enterprise, Gloster, MS, in the amount of \$319,500.00, Southeastern Tank and Tower, Inc., South Lake Park, GA, in the amount of \$349,350.00, Blastco Texas, Inc., Houston, TX, in the amount of \$387,500.00, N. G. Painting, LP, Kerrville, TX, in the amount of \$405,000.00, and Professional Application Services, Inc., Baton Rouge, LA, in the amount of \$424,836.00.

All bids are kept at the City Purchasing Department, 1400 Sabine Street, Natchitoches, LA 71457. Anyone desiring to view the bids may do so at that location.

We request ratification of this award at the City Council meeting on September 8, 2014.

Sincerely,

**Pat Jones
Director of Finance**

**Edd Lee
Director of Purchasing**

**Larry Payne
Councilman Dist #4**

**Bryan Wimberly
Director of Utilities**

The following Ordinance was introduced by Mr. Nielsen at the Natchitoches City Council meeting held on September 22, 2014 as follows:

ORDINANCE NO. 038 OF 2014

AN ORDINANCE AUTHORIZING THE MAYOR OF THE CITY OF NATCHITOCHES, LEE POSEY, TO EXECUTE A LEASE IN FAVOR OF CANE RIVER AERO, LLC, OF THAT 7,500 SQUARE FOOT AREA SHOWN AND DEPICTED AS LOT 7 ON THE AIRPORT LAYOUT PLAN OF APRIL 12, 1994, AND THAT 24,000 SQUARE FOOT AREA SHOWN AND DEPICTED AS LOT 20 ON THE AIRPORT LAYOUT PLAN OF APRIL 12, 1994 AND FURTHER PROVIDING FOR ADVERTISING OF THE LEASE AND AN EFFECTIVE DATE.

WHEREAS, the City of Natchitoches is the owner of those lots shown on the Airport Layout Plan of April 12, 1994, which said lots are available for lease, and more particularly is the owner of Lot 7 and Lot 20 as shown and depicted on the Layout Plan, said Lot 7 being a 7,500 square foot area and Lot 20 being a 24,000 square foot area; and

WHEREAS, the Airport Manager, Larry Cooper, has negotiated the terms of a lease with Cane River Aero, LLC of that property shown and depicted as Lot 7 and Lot 20 on the Airport Layout Plan of April 12, 1994, and the terms of the proposed lease have been approved by the Natchitoches Airport Commission by Resolution No. 22 of 2014; and

WHEREAS FURTHER, the terms of the lease are for a ten (10) year period, with consideration of Three Thousand One Hundred Fifty and no/100 (\$3,150.00) Dollars per year, all as set forth in the attached Lease Agreement by and between the City of Natchitoches, and Cane River Aero, LLC; and

WHEREAS FURTHER, the City desires to lease that property shown and depicted as Lot 7 and Lot 20 on the Layout Plan, under the terms set forth above and more particularly set forth in the lease attached hereto.

NOW THEREFORE, BE IT ORDAINED by the City Council in legal session convened as follows:

(1) That after due proceedings and advertisement, the said City does lease that property described as a 7,500 square foot area, more fully shown and depicted as Lot 7 on the Airport Layout Plan of April 12, 1994, and a 24,000 square foot area, more fully shown and depicted as Lot 20 on the Airport Layout Plan of April 12, 1994, to Cane River Aero, LLC, for the term of ten (10) years, with the annual consideration of Three Thousand One Hundred Fifty and no/100 (\$3,150.00) Dollars.

(2) That notice of this proposed ordinance be published three (3) times in fifteen (15) days, one (1) week apart, in the Natchitoches Times, the legal journal for the City, and that ordinance be posted in the City Hall.

(3) That any opposition to this ordinance shall be made in writing, filed with the Clerk for the City of Natchitoches within thirty (30) days after the first publication of this ordinance, and that a public hearing be held after the advertisements have been completed.

(4) That the Mayor, Lee Posey, be and he is hereby authorized, after due proceedings had, and after the legal delays have run, to execute a lease in favor of Cane River Aero,

LLC, leasing that property more fully shown and depicted as Lot 7 and Lot 20 on the Airport Layout Plan of April 12, 1994, for the term of ten (10) years, with the annual consideration of Three Thousand One Hundred Fifty and no/100 (\$3,150.00) Dollars.

(5) That the City Clerk be authorized to advertise this proposed lease in accordance with law, i.e., three times in fifteen days, one week apart and to report to the City Council if any opposition is made in writing prior to the time of final adoption.

(6) That the City takes cognizance of the fact that the property described above is not needed for public purposes by the City.

STATE OF LOUISIANA

PARISH OF NATCHITOCHES

LEASE AGREEMENT

BE IT KNOWN that this agreement is made and entered into on this the day of _____, 2014, before the undersigned Notaries Public and subscribing witnesses, by and between:

THE CITY OF NATCHITOCHES, LOUISIANA, a Municipal Corporation, with mailing address of P. O. Box 37, Natchitoches, Louisiana, 71458-0037, represented herein by Lee Posey, Mayor, pursuant to an Ordinance No. **038**, of 2014 adopted by the City Council of the City of Natchitoches on the ____ day of _____, 2014, the City of Natchitoches hereinafter referred to as the "**LESSOR**",

AND

Cane River Aero, LLC, a Louisiana limited liability company, with mailing address of 2738 Highway 494, Natchitoches, Louisiana 71457, Articles of Organization and Initial Report recorded at Charter Book 33, page 292 of the records of Natchitoches Parish, Louisiana, represented herein by its members, James Russell Stacy and John Danley, hereinafter referred to as the "**LESSEE**",

who declared as follows, to-wit:

1.

That for and in consideration of the rents, covenants, and agreements herein set out, to be faithfully paid, kept and performed by the Lessee, Lessor hereby leases and lets to said lessee the following plots of ground, to-wit:

Tract 1:

A certain square, parcel or tract of land, located in the Natchitoches Regional Airport, measuring 100 feet by 75 feet and containing 7,500 square feet. The said plot of ground is more particularly described and shown as Lot 7 on the Airport Layout Plan of April 12, 1994.

Tract 2:

A certain square, parcel or tract of land, located in the Natchitoches Regional Airport, measuring 120 feet by 200 feet and containing 24,000 square feet. The said plot of ground is more particularly described and shown as Lot 20 on the Airport Layout Plan of April 12, 1994.

2.

In consideration for the use of said Tracts and the privileges incidental thereto, Lessee agrees to pay Lessor the sum of Three Thousand One Hundred Fifty and no/100 (\$3,150.00) Dollars per year payable in advance each year with the first payment being paid herewith, receipt of which is acknowledged. Successive annual rental payments shall be due on the anniversary date of this lease each year throughout the term of this lease. This amount is calculated on the basis of Ten Cents (\$0.10) per square foot for the area described as Tract 1 and Tract 2, which said Tracts together have a total of 31,500 square feet.

After five years, November of 2019, the rental under this lease shall be adjusted to reflect the changes in the purchasing power of the dollar, whether upward or downward, as follows:

The base for the purpose of rental adjustment shall be the Consumer Price Index published by the Bureau of Labor Statistics of the United States Department of Labor for the 1st of January 2014. The difference between the Index figure for January 1, 2014, and the figure published for that January immediately preceding any renewal term hereunder shall be determined and computed as a percentage of change. This percentage of the base rent shall be added to the annual base rent, or subtracted from it if the change be downward, and the sum shall constitute the annual rent for the renewal term.

If any change is made by the United States Government in the formulation or method under which the Consumer Price Index is computed, then the parties agree that an appropriate adjustment in computing the rent for any renewal term shall be made by the parties, and if they are unable to agree on such adjustment, then said adjustment shall be submitted to arbitration under the rules of the American Arbitration Association.

All payments are to be made to the order of the City of Natchitoches, at the City Hall.

3.

The term of this lease shall be for a ten year period, from November 1, 2014,

through October 31, 2024.

4.

Lessee may not assign the lease, or sub-let the lease, or transfer same in any manner, without the prior consent of the City Council, with the advice and consent of the Natchitoches Regional Airport Advisory Commission.

5.

It is understood and agreed that the leased premises are a part of the Natchitoches Regional Airport and nothing herein shall be construed to grant or authorize the granting of an exclusive right within the meaning of Section 308 (A) of the Civil Aeronautics Act of 1958. It is understood and agreed that Lessee shall have the privilege of use of runways, taxi strips and parking space without additional charges.

The Lessor reserves the right to take any action it considers necessary to protect the aerial approaches of the Airport against obstructions that would limit the usefulness of the Airport or constitute a hazard to aircraft.

6.

The premises shall be used by Lessee only for the purpose of aeronautics, storage, rental, maintenance and servicing of aircraft and equipment owned by Lessee, Sub-Lessees or their respective subsidiary and affiliated companies and for no other purpose.

7.

Lessee shall have the privilege to make improvements to both Tractss to construct a hanger and office on Lot 7, and to construct a chemical storage building and locate a fuel tank on Lot 20, said improvements and tank to be for Lessee's private use, as stated herein. It is provided, however, that plans and specifications for the hangar and other structures should be submitted to the City for approval prior to commencing construction. It is understood that the Lessee shall abide by the Sanitary Code of the City of Natchitoches, and any other codes proscribed by the City. Lessee shall have the right and privilege of installing electricity, water, gas and telephone at its cost. It is expressly agreed between the parties that any building or other structures erected by

the Lessee shall remain the property of the Lessee at the expiration of this lease, or extension thereof, provided however, that the Lessor shall have the right and option to purchase such buildings from Lessee at a sum to be determined by three appraisers, one to be selected by Lessor and one by Lessee, and one selected by the appraisers. If the City does not exercise its said right and option, to purchase the property and after written notification of its intent not to purchase to the Lessee, the Lessee has the right to remove the building within sixty (60) days, in default of which all buildings and improvements of every kind left on the land shall become exclusive property of the City. Lessee shall have the right to sub-lease, including buildings which it erects at its own expense, provided that the sub-lease, shall take such premises subject to the terms and conditions of this lease, and provided the City approves the sub-lease in writing.

The Lessee will carry fire, windstorm and tornado insurance on any buildings erected on the leased premises, and the Lessor shall have no responsibility for any buildings or improvements erected on the premises during the term of this lease.

8.

Lessee shall pay all costs of electric current, water and all fuel used at and upon the said above described premises.

9.

The Lessee shall not store or sell gasoline or aviation fuel on the leased premises; however, Lessee may store aviation fuel on the premises for use in aircraft owned or operated by the Lessee. The Lessee shall pay a ten cent per gallon flow fee for any fuel that is purchased from a source other than the Natchitoches Regional Airport, or the designated airport operator.

10.

As a part of the consideration for this lease, Lessee covenants and agrees to maintain all buildings located thereon in a good and safe condition and as neat and clean as practicable, and no noxious activities shall be conducted on the premises.

Lessor, its agents and assigns, shall have the right to enter the leased premises at any reasonable time throughout the term of this lease for any reasonable purpose,

including inspection of the general condition and state of repair of the leased premises.

11.

Lessee agrees to observe and obey during the term of this lease all laws, ordinances, rules and regulations promulgated and enforced by any proper authority having jurisdiction over the conduct and operation of the Airport and aircraft using it.

12.

This lease cannot be modified or changed except upon written agreement of the parties hereto.

13.

This lease shall be subordinate to the provisions of any existing or future agreement between Lessor and the United States relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of Federal funds for the development of the Airport. This lease is further subject to the approval and any requirements imposed by the FAA or any other governmental agency having jurisdiction over the Natchitoches Regional Airport, and shall be subordinate thereto.

14.

During the time of war or National emergency, the Lessor shall have the right to lease any part hereof to the United States Government for Military or Naval use, and if any such lease is executed, the provisions of this instrument insofar as they are inconsistent with the provisions of the lease to the Government, shall be suspended.

15.

If Lessee shall violate any of the restrictions in this lease, or shall fail to keep any of its covenants or conditions for a period of thirty (30) days after written notices to cease such violations, Lessor may at once, if it so elects, terminate this lease and take possession of the premises. In the event of such termination, Lessee, at its option, may remove any buildings, tanks, pumps, or other structures or facilities (except paved area) within sixty (60) days after such termination.

16.

Lessee hereby covenants and agrees to have or obtain, and maintain in force, a policy or policies of insurance satisfactory to Lessor sufficient in form to protect Lessor and the public against damages and liability arising from the operations of lessee in an amount of \$500,000 for each person, and \$1,000,000 for each incident against bodily injury liability, and the sum of \$200,000 for each accident resulting in damage to property.

17.

In the event that Lessor, in the development of its regional airport, should require the leased premises for other purposes, Lessor shall have the right and obligation to provide other suitable premises for Lessee; provided, however, Lessor shall pay to Lessee all costs of removal to the new location or locations, either by constructing similar facilities at the new location or by paying the cost of moving and re-erecting the hangar, tanks, pumps and other facilities of Lessee, such costs to include the full replacement cost of those items which cannot be economically moved.

18.

Lessee, in exercising any of the rights or privileges herein granted to it, shall not, on the grounds of race, color, or national origin, discriminate or permit discrimination against any person or group of persons in any manner prohibited by Part 21 of the Regulations of the Office of the Secretary of Transportation, a copy of which is on file in the Airport Manager's office. Lessor is hereby granted the right to take such action, anything to the contrary herein notwithstanding, as the United States may direct to enforce this non-discrimination covenant.

IN WITNESS WHEREOF, the City of Natchitoches, in the presence of the undersigned witnesses and Notary Public, executed this Lease on this ____ day of _____ 2014, at Natchitoches, Louisiana.

CITY OF NATCHITOCHES,
LOUISIANA

WITNESS

By: LEE POSEY

WITNESS

NOTARY PUBLIC

Print Name: _____

Notary # _____

STATE OF LOUISIANA

PARISH OF NATCHITOCHES

IN WITNESS WHEREOF, Cane River Aero, LLC, through its members, James Russell Stacy and John Danley, in the presence of the undersigned witnesses and Notary Public, executed this Lease on this ____ day of _____, 2014, at Natchitoches, Louisiana.

CANE RIVER AERO, LLC

WITNESS

BY: JAMES RUSSELL STACY

WITNESS

BY: JOHN DANLEY

NOTARY PUBLIC

Print Name: _____

Notary # _____

The following Ordinance was introduced by Mr. Stamey at the Natchitoches City Council meeting held on September 22, 2014 as follows:

ORDINANCE NO. 039 OF 2014

AN ORDINANCE EXTENDING THE CITY LIMITS OF THE CITY OF NATCHITOCHES ANNEXING A 2.464 ACRE, MORE OR LESS, TRACT SITUATED IN SECTION 25, TOWNSHIP 9 NORTH, RANGE 8 WEST, NATCHITOCHES PARISH, LOUISIANA, SAID TRACT LYING ADJACENT TO AND SOUTH OF LOUISIANA HIGHWAY 3278, AND ADJACENT TO THE EXISTING MUNICIPAL LIMITS OF THE CITY OF NATCHITOCHES, AND FURTHER PROVIDING FOR THE FIXING OF A PUBLIC HEARING, ADVERTISEMENT, FIXING COUNCIL DISTRICT FOR SAME, FIXING ZONING CLASSIFICATION AND PROVIDING FOR AN EFFECTIVE DATE OF THE ORDINANCE.

WHEREAS, a petition has been filed in accordance with Revised Statutes 33:172, et. seq., by **New Life Evangelism Center**, requesting that the boundaries of the City of Natchitoches be enlarged so as to include the following described property, to-wit:

THAT CERTAIN TRACT OF LAND, situated and located in Section 25, Township 9 North, Range 8 West, Natchitoches Parish, Louisiana, being a 2.464 acre tract of land, more or less, and being more particularly described as follows, to-wit:

Commencing at a 1" iron pipe found for the Northeast Corner of Lot 3 of Spanish Trail Subdivision, in Section 25, Township 9 North, Range 8 West, Natchitoches Parish, Louisiana; thence run North 80 degrees 31 minutes 38 seconds East a distance of 373.37 feet to the point of beginning of the herein described tract; thence run North 58 degrees 37 minutes 37 seconds East a distance of 107.97 feet; thence run North 78 degrees 14 minutes 22 seconds East a distance of 209.28 feet; thence run North 78 degrees 10 minutes 25 seconds East a distance of 100 feet; thence run South 11 degrees 45 minutes 00 seconds East a distance sufficient to intersection the existing corporate limits of the City of Natchitoches, Louisiana; thence run in a westerly direction, along the existing corporate limits of the City of Natchitoches, Louisiana a distance sufficient to reach a point that is on that line running South 11 degrees 49 minutes 28 seconds East from the point of beginning; thence run North 11 degrees 49 minutes 28 seconds West a distance sufficient to intersect the point of beginning.

Said property being shown on that plat of survey by Robert Lynn Davis, dated January 7, 2014.

WHEREAS, the petitioner represents one hundred percent in value of the property owners with in the area described above, and there are no registered voters or resident property owners on the property described above as is reflected in the attached certificate from the Assessor's Office of the Parish of Natchitoches, Louisiana and certificate from the Office of the Registrar of Voters of the Parish of Natchitoches, Louisiana, which are filed with the petition for annexation;

WHEREAS FURTHER, attached to the petition is a certificate from the Tax Assessors's Office of the Parish of Natchitoches, Louisiana, certifying that the requirements of Louisiana R.S. 33:172 have been complied with, said certificate being dated the 17th day of September, 2014.

WHEREAS FURTHER, the matter was considered by the City Council for the City of Natchitoches, Louisiana, and a public hearing was called for on the 27th day of October, 2014, at which time the public was allowed to express opinions concerning this annexation;

WHEREAS FURTHER, the notice of filing of the petition has been published in The Natchitoches Times, legal journal of the City of Natchitoches, Louisiana, on the , _____ and _____, 2014;

WHEREAS FURTHER, an opportunity has been given to all interested person in accordance with Louisiana R. S. 33:172, et. seq., on the 22nd day of September, 2014;

WHEREAS FURTHER, the property is contiguous to the City of Natchitoches, Louisiana, the corporate limits of the City of Natchitoches, Louisiana running through the property;

NOW THEREFORE, be it ordained by the City Council of the City of Natchitoches, in legal session assembled as follows:

Section 1. The boundaries of the City of Natchitoches are hereby enlarged so as to include the following described property, to-wit:

THAT CERTAIN TRACT OF LAND, situated and located in Section 25, Township 9 North, Range 8 West, Natchitoches Parish, Louisiana, being a 2.464 acre tract of land, more or less, and being more particularly described as follows, to-wit:

Commencing at a 1" iron pipe found for the Northeast Corner of Lot 3 of Spanish Trail Subdivision, in Section 25, Township 9 North, Range 8 West, Natchitoches Parish, Louisiana; thence run North 80 degrees 31 minutes 38 seconds East a distance of 373.37 feet to the point of beginning of the herein described tract; thence run North 58 degrees 37 minutes 37 seconds East a distance of 107.97 feet; thence run North 78 degrees 14 minutes 22 seconds East a distance of 209.28 feet; thence run North 78 degrees 10 minutes 25 seconds East a distance of 100 feet; thence run South 11 degrees 45 minutes 00 seconds East a distance sufficient to intersection the existing corporate limits of the City of Natchitoches, Louisiana; thence run in a westerly direction, along the existing corporate limits of the City of Natchitoches, Louisiana a distance sufficient to reach a point that is on that line running South 11 degrees 49 minutes 28 seconds East from the point of beginning; thence run North 11 degrees 49 minutes 28 seconds West a distance sufficient to intersect the point of beginning.

Said property being shown on that plat of survey by Robert Lynn Davis, dated January 7, 2014.

Section 2. Be it further ordained that the City of Natchitoches takes cognizance of the fact that this ordinance was introduced at a regular session of the City Council on the 22nd day of September, 2014, after receiving the petition signed by the property owner and all of the registered voters, and that a public hearing was held on the ____ day of _____, 2014;

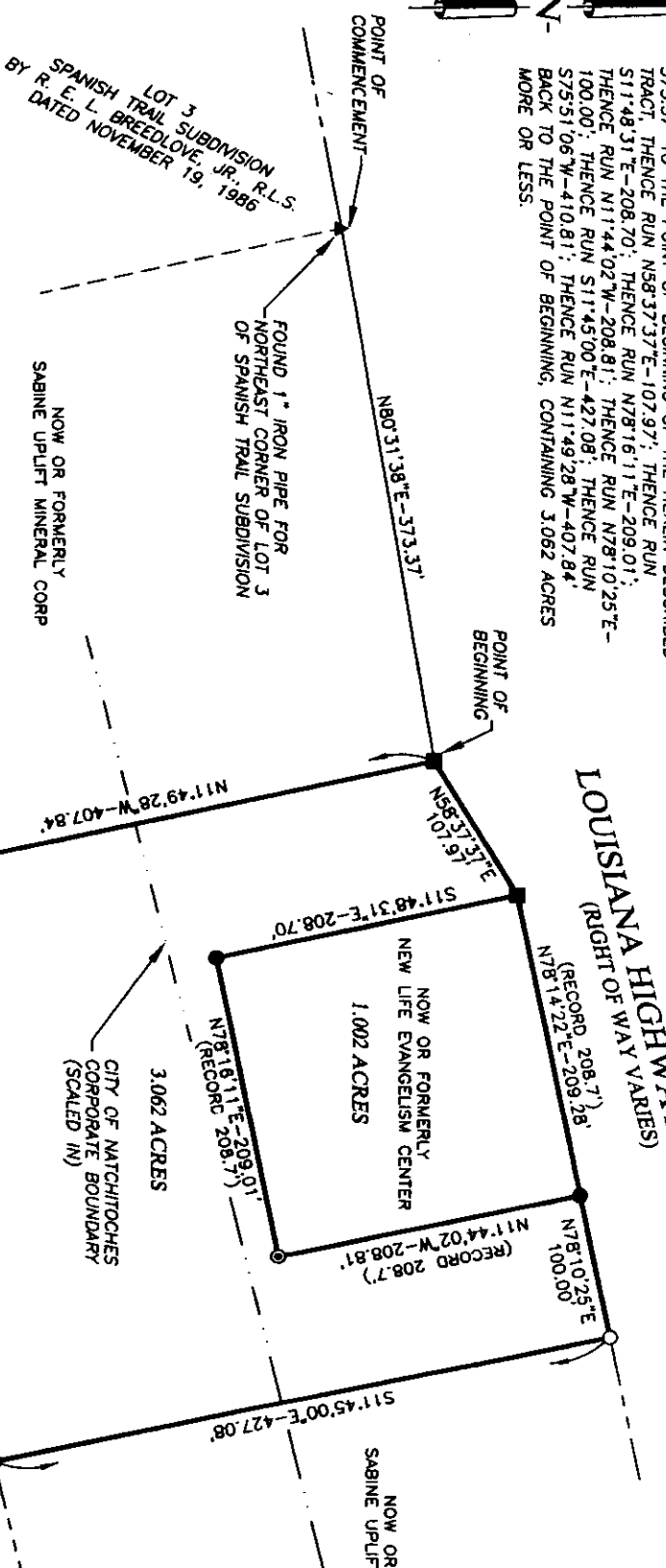
Section 3. Be it further ordained that the above and foregoing property be and is hereby annexed to the City of Natchitoches, declared to be included in Council District No. 3, all in accordance with Section 2.03B of the HomeRule Charter of the City of Natchitoches, Louisiana.

Section 4. Be it further ordained by the City Council that the above described property be, and it is hereby annexed into the corporate limits of the City of Natchitoches, with a zoning classification of B-3 .

Section 5. Be it further ordained by the City Council that this ordinance shall go into effect thirty (30) days after the publication of this ordinance in accordance with Louisiana Revised Statute 33:173.

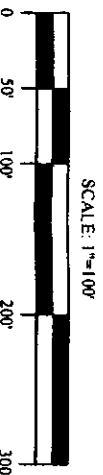
SURVEY SHOWING
A 3.062 ACRE TRACT OF LAND
LOCATED IN SECTION 25, T9N-R8W, LOUISIANA MERIDIAN
NATCHITOCHES PARISH, LOUISIANA

DESCRIPTION:
COMMENCING AT A 1" IRON PIPE FOUND FOR THE NORTHEAST CORNER OF LOT 3 OF SPANISH TRAIL SUBDIVISION, IN SECTION 25, T9N-R8W, NATCHITOCHES PARISH, LOUISIANA, RUN N80°31'38"E-373.37' TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, THENCE RUN N58°37'37"E-107.97'; THENCE RUN S11°48'31"E-208.70'; THENCE RUN N78°16'11"E-209.01'; THENCE RUN N11°44'02"W-208.81'; THENCE RUN N78°10'25"E-100.00'; THENCE RUN S11°45'00"E-427.08'; THENCE RUN S75°51'06"W-410.81'; THENCE RUN N11°49'28"W-407.84' BACK TO THE POINT OF BEGINNING, CONTAINING 3.062 ACRES MORE OR LESS.



- NOTES:
1. BEARINGS ARE BASED ON RECORD BEARINGS AS SHOWN ON PLAT FOR SIDNEY B. EVANS, JR. BY R. E. L. BREEDLOVE, JR., P.L.S. DATED JUNE 23, 1987.
 2. EXCEPT AS SPECIFICALLY SHOWN OR STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING: UTILITY LOCATIONS, ZONING, RESTRICTIVE COVENANTS, SETBACKS, IMPROVEMENTS OR EASEMENTS.
 3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR.
 4. THIS SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.

- LEGEND:
- = FND. 1 1/2" IRON ROD.
 - = SET 1/2" IRON ROD.
 - △ = FND. 1" IRON PIPE.
 - ⊙ = FND. 5/8" IRON ROD.
 - = FND. DOTT CONC. MONUMENT.



I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY SUPERVISION AND IS IN ACCORDANCE WITH THE CURRENT APPLICABLE STANDARD OF PRACTICE FOR A CLASS "C" SURVEY AS REQUIRED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS & LAND SURVEYORS, AND THAT NO ENCROACHMENTS WERE VISIBLE OTHER THAN THOSE SHOWN TO THE BEST OF MY KNOWLEDGE

ROBERT LYNN DAVIS, P.L.S. No. 4820
PROFESSIONAL LAND SURVEYOR



FLOOD STATEMENT:
THIS PROPERTY IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN, ACCORDING TO F.I.R.M. PANEL No. 220129 0235 C, DATED DECEMBER 8, 1998.

APPROVED BY:

OWNER: Sidney B. Evans, Jr.
NATCHITOCHES PARISH PLANNING COMMISSION
CHAIRMAN - WATER DISTRICT NO. 1
NATCHITOCHES PARISH HEALTH DEPARTMENT

FOR:

NEW LIFE EVANGELISM CENTER

| | |
|-------------|-----------------|
| PROJECT No. | 21213 |
| DRAWN BY | JRD |
| CHECKED BY | RLD |
| DATE | JANUARY 7, 2014 |

DAVIS SURVEYING
& MAPPING, L.L.C.
926 THIRD STREET
NATCHITOCHES, LA 71457
PH. (318) 356-9050

Ms. Juanita Fowler stated during the construction it was determined that portions of the property on either side of the church were not annexed in therefore the purpose of this ordinance tonight.

The following Ordinance was introduced by Mr. Nielsen at the Natchitoches City Council meeting held on September 22, 2014 as follows:

ORDINANCE NO. 040 OF 2014

AN ORDINANCE AUTHORIZING THE CITY OF NATCHITOCHES TO ENTER INTO AN AMENDED AND UPDATED COOPERATIVE ENDEAVOR AGREEMENT WITH ARK-LA-TEX INVESTMENT & DEVELOPMENT CORPORATION UNDER WHICH THE CITY CONVEYED A 13.9 ACRE SITE TO ARK-LA-TEX INVESTMENT & DEVELOPMENT CORPORATION, AND AMENDING THE TERMS OF THE ORIGINAL COOPERATIVE ENDEAVOR AGREEMENT TO REFLECT THE CONSIDERATION FOR THE TRANSFER, SAID CONSIDERATION INCLUDING BUT NOT LIMITED TO THE SERVICES AND OTHER AGREEMENTS TO BE PERFORMED FOR PUBLIC PURPOSES WHICH WILL BE PROVIDED BY ARK-LA-TEX INCLUDING BUT NOT LIMITED TO, INDUSTRIAL DEVELOPMENT AND ENHANCEMENT, AUTHORIZING THE MAYOR TO EXECUTE SAME, PROVIDING FOR ADVERTISEMENT, AND TO DO ALL OTHER THINGS OTHERWISE REQUIRED IN THE PREMISES.

WHEREAS, the City and Ark-La-Tex entered into a Cooperative Endeavor Agreement (Sometimes hereinafter referred to as "CEA"), dated May 15, 2003, a copy of which is recorded at Conveyance Book 572, page 1 of the records of Natchitoches Parish, Louisiana; and

WHEREAS FURTHER, under the terms of the CEA the City conveyed a certain tract of land to Ark-La-Tex, by deed dated May 15, 2003, and recorded at Conveyance Book 572, page 17 of the records of Natchitoches Parish, Louisiana, said tract of land being more particularly described as follow, to-wit:

THAT CERTAIN TRACT OF LAND, together with all buildings and improvements located thereon situated in Sections 72, 73, and 74, Township 9 North, Range 7 West, located in the Industrial Park to the City of Natchitoches, and being more particularly described and shown on a survey by Meyer, Meyer, LaCroix and Hixon, Inc., dated November 27, 2002, and shown thereon as follows:

A tract of land containing 13.90 acres situated on the East side of Alliance Road and further described as follows:

Commence at a concrete post situated at the Northeast intersection of Alliance Road and Louisiana Highway No. 1 in the City of Natchitoches and run thence North 02 degrees 35 minutes 38 seconds East along the eastern edge of Alliance Road a distance of 600 feet to a point; thence continue along the easterly right of way of Alliance Road North 02 degrees 35 minutes 00 seconds East a distance of 184.25 feet to the Point of Beginning; thence run South 87 degrees 25 minutes 00 seconds East a distance of 636.67 feet to a point; thence run South 02 degrees 35 minutes 00 seconds West a distance of 215.25 feet to a point; thence run South 87 degrees 25 minutes 00 seconds East a distance of 437.50 feet to a point; thence run North 02 degrees 35 minutes 00 seconds East a distance of 389.00 feet to a point;

thence run North 32 degrees 29 minutes 50 seconds West a distance of 695.78 feet to a point situated on the southeasterly right of way of Alliance Road; thence run South 57 degrees 30 minutes 10 seconds West along the southerly right of way of Alliance Road a distance of 524.98 feet to a point; thence run on an arc according to the metes census as set forth on the survey and a southwesterly direction along the right of way of Alliance Road (having an arc of 553.34 feet to the Point of Beginning, containing 13.90 acres).

WHEREAS FURTHER, Ark-La-Tex has since conveyed a portion of the above described 13.90 acre tract to Natchitoches Parish Communications District, by instrument dated March 26, 2014, and recorded at Conveyance Book 682, page 643 of the records of Natchitoches Parish, Louisiana, said conveyance including a 2.896 acre tract and leaving a 11.01 acre tract, more or less, remaining; and

WHEREAS FURTHER, under the terms of the CEA, Ark-La-Tex was construct two facilities on the above described property, each having an approximate square footage of 10,000 square feet to provide incubator office and spec space to foster and attract industry to the City; and

WHEREAS FURTHER, while the basic goals and desires of the City and Ark-La-Tex have not changed since the time of the execution of the original CEA, events beyond the control of the parties have made it highly unlikely that the incubator facilities will be completed; and

WHEREAS FURTHER, the City remains desirous of attracting industry to the City of Natchitoches so as to promote new jobs and additional income to support the infrastructure of the City; and

WHEREAS FURTHER, since the time of the execution of the CEA Ark-La-Tex has contributed to projects and has assisted the City in promoting industry in the City in many ways, and will continue to do so; and

WHEREAS FURTHER, the City and Ark-La-Tex desire to continue their partnership and mutually beneficial relationship through the CEA, but believe that the CEA should be amended and updated to reflect the current circumstances; and

WHEREAS FURTHER, under the Charter of the City is specifically empowered to take necessary steps to promote, protect, and preserve the general welfare, safety, health and good order of the City, including industrial inducement; and

WHEREAS FURTHER, from time to time the City is able to attract capital outlays for various industrial inducement; and

WHEREAS FURTHER, Ark-La-Tex is a non-profit corporation especially formed to provide services and assistance in securing new industry, and providing for sites for proposed

industries, and will offer the City assistance in obtaining matching funds or grants from the State of Louisiana, United States of America, or other entities; and

WHEREAS FURTHER, the City and Ark-La-Tex have agreed to amend and update their CEA for the public purpose of encouraging, fostering, and attracting industry, especially small industry to the City; and

WHEREAS FURTHER, Ark-La-Tex will provide expertise in various services, projects, and other valuable assistance in attracting new industry; and

WHEREAS FURTHER, the City has transferred a 13.9 acre tract described above to Ark-La-Tex in consideration of Ark-La-Tex's agreement to provide its expertise as above set forth; and

WHEREAS FURTHER, Ark-La-Tex further agrees to assist the City in obtaining any available matching funds, grants, or other monetary assistance from the State of Louisiana, United States of America, or any other private or governmental source; and

WHEREAS FURTHER, the Mayor and City Council are of the opinion that the value of the property that has been provided by the City will be equaled or exceeded by the value of the services and assistance which will be provided by Ark-La-Tex; and

WHEREAS FURTHER, the Mayor and City Council are of the opinion that the City has the legal obligation and duty to its citizens of attracting and fostering new industry in the City to provide new jobs for the population, increase the tax base, and to promote the health, welfare, and well being of its citizens, which is considered to be a genuine public purpose, sanctioned by the Home Rule Charter of the City of Natchitoches; and

WHEREAS FURTHER, in the opinion of the Mayor and City Council the value of the property that was transferred to Ark-La-Tex will be more than matched by value of the valuable services to be provided by Ark-La-Tex as hereafter enumerated; and

WHEREAS FURTHER, the City has no capacity or resources of its own to provide the services offered by Ark-La-Tex in attracting, fostering, and development of new industry to the City; and

WHEREAS FURTHER, the City Council of the City of Natchitoches has reviewed and does approve the terms of the attached Amended and Updated Cooperative Endeavor Agreement between the City of Natchitoches and the Ark-La-Tex Investment and Development Corporation, and does desire to authorize the Mayor to execute same on behalf of the City of Natchitoches; and

NOW THEREFORE IT IS HEREBY ORDAINED by the City Council of the City of

Natchitoches in legal session convened that the Mayor of the City of Natchitoches, Louisiana, Lee Posey is hereby authorized and directed to execute the attached Amended and Updated Cooperative Endeavor Agreement between the City of Natchitoches and the Ark-La-Tex Investment and Development Corporation on behalf of the City of Natchitoches, Louisiana.

BE IT FURTHER ORDAINED that the **CITY** takes cognizance of the fact that the Amended and Updated Cooperative Endeavor Agreement is in furtherance of encouraging, fostering, and attracting new industry, especially small industry, to the City, which includes the providing of new jobs for the population and the promoting of the general health, welfare and well being of its citizens, the City Council being of the opinion that this is a genuine public purpose, sanctioned by the Home Rule of the City and by the Constitution and laws of the State of Louisiana.

BE IT FURTHER ORDAINED by the City Council of the City of Natchitoches, Louisiana, that all ordinances, or parts of ordinances in conflict with any provision of this ordinance, be and the same are hereby repealed, provided that any violation of prior ordinances occurring before the date whereon this ordinance becomes effective, shall be governed by such prior ordinances and may be prosecuted thereunder.

BE IT FURTHER ORDAINED that if any section of this ordinance is declared to be invalid or unconstitutional in any manner, then the validity shall be limited to that particular section or provision, and shall not affect the remaining portions of the ordinance, which shall remain valid and enforceable, it being the intention of the City Council of the City of Natchitoches, that each separate provision shall be deemed independent of all other provisions herein.

BE IT FURTHER ORDAINED THAT this Ordinance shall to into effect after publication in accordance with law.

STATE OF LOUISIANA
PARISH OF NATCHITOCHES

**AMENDED AND UPDATED COOPERATIVE
ENDEAVOR AGREEMENT BY AND BETWEEN
THE CITY OF NATCHITOCHES, LOUISIANA AND
ARK-LA-TEX INVESTMENT AND DEVELOPMENT CORPORATION**

BE IT KNOWN that this Amended and Updated Cooperative Endeavor Agreement is made and entered into on this the _____ day of _____, 2014, by and between:

THE CITY OF NATCHITOCHES, a municipal corporation, domiciled in the City and Parish of Natchitoches, State of Louisiana, operating under a Home Rule Charter, and represented herein by Lee Posey, Mayor, duly authorized to act herein by Ordinance No. **040** of **2014**, a copy of which is attached hereto and made a part hereof, with mailing address of Post Office Box 37, Natchitoches, Louisiana 71458-0037, (hereinafter referred to as "City");

AND

ARK-LA-TEX INVESTMENT AND DEVELOPMENT CORPORATION, a non-profit corporation domiciled in the State of Louisiana, with business address of 5210 Hollywood Avenue, Post Office Box 37005, Shreveport, Louisiana 71133-7005, and represented herein by M. D. LeComte, President and CEO, authorized to act herein by authorizing Resolution dated _____, a copy of which is attached hereto and made a part hereof, (hereinafter referred to as "Ark-La-Tex");

who declared as follows:

WHEREAS, the City and Ark-La-Tex entered into a Cooperative Endeavor Agreement (Sometimes hereinafter referred to as "CEA"), dated May 15, 2003, a copy of which is recorded at Conveyance Book 572, page 1 of the records of Natchitoches Parish, Louisiana; and

WHEREAS FURTHER, under the terms of the CEA the City conveyed a certain tract of land to Ark-La-Tex, by deed dated May 15, 2003, and recorded at Conveyance Book 572, page 17 of the records of Natchitoches Parish, Louisiana, said tract of land being more particularly described as follow, to-wit:

THAT CERTAIN TRACT OF LAND, together with all buildings and improvements located thereon situated in Sections 72, 73, and 74, Township 9 North, Range 7 West, located in the Industrial Park to the City of Natchitoches, and being more particularly described and shown on a survey by Meyer, Meyer, LaCroix and Hixon, Inc., dated November 27, 2002, and shown thereon as follows:

A tract of land containing 13.90 acres situated on the East side of Alliance Road and further described as follows:

Commence at a concrete post situated at the Northeast intersection of Alliance Road and Louisiana Highway No. 1 in the City of Natchitoches and run thence North 02 degrees 35 minutes 38 seconds East along the eastern edge of Alliance Road a distance of 600 feet to a point; thence continue along the easterly right of way of Alliance Road North 02 degrees 35 minutes 00 seconds East a distance of 184.25 feet to the Point of Beginning; thence run South 87 degrees 25 minutes 00 seconds East a distance of 636.67 feet to a point; thence run South 02 degrees 35 minutes 00 seconds West a distance of 215.25 feet to a point; thence run South 87 degrees 25 minutes 00 seconds East a distance of 437.50 feet to a point; thence run North 02 degrees 35 minutes 00 seconds East a distance of 389.00 feet to a point; thence run North 32 degrees 29 minutes 50 seconds West a distance of 695.78 feet to a point situated on the southeasterly right of way of Alliance Road; thence run South 57 degrees 30 minutes 10 seconds West along the southerly right of way of Alliance Road a distance of 524.98 feet to a point; thence run on an arc according to the metes census as set forth on the survey and a southwesterly direction along the right of way of Alliance Road (having an arc of 553.34 feet to the Point of Beginning, containing 13.90 acres).

WHEREAS FURTHER, Ark-La-Tex has since conveyed a portion of the above described 13.90 acre tract to Natchitoches Parish Communications District, by instrument dated March 26, 2014, and recorded at Conveyance Book 682, page 643 of the records of Natchitoches Parish, Louisiana, said conveyance including a 2.896 acre tract and leaving a 11.01 acre tract, more or less, remaining; and

WHEREAS FURTHER, under the terms of the CEA, Ark-La-Tex was construct two facilities on the above described property, each having an approximate square footage of 10,000 square feet to provide incubator office and spec space to foster and attract industry to the City; and

WHEREAS FURTHER, while the basic goals and desires of the City and Ark-La-Tex have not changed since the time of the execution of the original CEA, events beyond the control of the parties have made it highly unlikely that the incubator facilities will be completed; and

WHEREAS FURTHER, the City remains desirous of attracting industry to the City of Natchitoches so as to promote new jobs and additional income to support the infrastructure of the City; and

WHEREAS FURTHER, since the time of the execution of the CEA Ark-La-Tex has contributed to projects and has assisted the City in promoting industry in the City in many ways, and will continue to do so; and

WHEREAS FURTHER, the City and Ark-La-Tex desire to continue their partnership and mutually beneficial relationship through the CEA, but believe that the CEA should be amended and updated to reflect the current circumstances; and

WHEREAS FURTHER, under the Charter of the City is specifically empowered to take necessary steps to promote, protect, and preserve the general welfare, safety, health and good order of the City, including industrial inducement; and

WHEREAS FURTHER, from time to time the City is able to attract capital outlays for various industrial inducement; and

WHEREAS FURTHER, Ark-La-Tex is a non-profit corporation especially formed to provide services and assistance in securing new industry, and providing for sites for proposed industries, and will offer the City assistance in obtaining matching funds or grants from the State of Louisiana, United States of America, or other entities; and

WHEREAS FURTHER, the City and Ark-La-Tex have agreed to amend and update their CEA for the public purpose of encouraging, fostering, and attracting industry, especially small industry to the City; and

WHEREAS FURTHER, Ark-La-Tex will provide expertise in various services, projects, and other valuable assistance in attracting new industry; and

WHEREAS FURTHER, the City has transferred a 13.9 acre tract described above to Ark-La-Tex in consideration of Ark-La-Tex's agreement to provide its expertise as above set forth; and

WHEREAS FURTHER, Ark-La-Tex further agrees to assist the City in obtaining any available matching funds, grants, or other monetary assistance from the State of Louisiana, United States of America, or any other private or governmental source; and

WHEREAS FURTHER, the Mayor and City Council are of the opinion that the value of the property that has been provided by the City will be equaled or exceeded by the value of the services and assistance which will be provided by Ark-La-Tex; and

WHEREAS FURTHER, the Mayor and City Council are of the opinion that the City has the legal obligation and duty to its citizens of attracting and fostering new industry in the City to provide new jobs for the population, increase the tax base, and to promote the health, welfare, and well being of its citizens, which is considered to be a genuine public purpose, sanctioned by the Home Rule Charter of the City of Natchitoches; and

WHEREAS FURTHER, in the opinion of the Mayor and City Council the value of the property that was transferred to Ark-La-Tex will be more than matched by value of the valuable services to be provided by Ark-La-Tex as hereafter enumerated; and

WHEREAS FURTHER, the City has no capacity or resources of its own to provide the services offered by Ark-La-Tex in attracting, fostering, and development of new industry to the City; and

NOW THEREFORE the City and Ark-La-Tex do hereby specifically amend and update the Cooperative Endeavor Agreement dated May 15, 2003, to provide as follows, to-wit:

1.

In consideration of the mutual obligations and agreements hereinafter set forth, the City

has transferred to Ark-La-Tex by deed dated May 15, 2003 and recorded at Conveyance Book 572, page 17, the following described property described as follows, to-wit:

THAT CERTAIN TRACT OF LAND, together with all buildings and improvements located thereon situated in Sections 72, 73, and 74, Township 9 North, Range 7 West, located in the Industrial Park to the City of Natchitoches, and being more particularly described and shown on a survey by Meyer, Meyer, LaCroix and Hixon, Inc., dated November 27, 2002, and shown thereon as follows:

A tract of land containing 13.90 acres situated on the East side of Alliance Road and further described as follows:

Commence at a concrete post situated at the Northeast intersection of Alliance Road and Louisiana Highway No. 1 in the City of Natchitoches and run thence North 02 degrees 35 minutes 38 seconds East along the eastern edge of Alliance Road a distance of 600 feet to a point; thence continue along the easterly right of way of Alliance Road North 02 degrees 35 minutes 00 seconds East a distance of 184.25 feet to the Point of Beginning; thence run South 87 degrees 25 minutes 00 seconds East a distance of 636.67 feet to a point; thence run South 02 degrees 35 minutes 00 seconds West a distance of 215.25 feet to a point; thence run South 87 degrees 25 minutes 00 seconds East a distance of 437.50 feet to a point; thence run North 02 degrees 35 minutes 00 seconds East a distance of 389.00 feet to a point; thence run North 32 degrees 29 minutes 50 seconds West a distance of 695.78 feet to a point situated on the southeasterly right of way of Alliance Road; thence run South 57 degrees 30 minutes 10 seconds West along the southerly right of way of Alliance Road a distance of 524.98 feet to a point; thence run on an arc according to the metes census as set forth on the survey and a southwesterly direction along the right of way of Alliance Road (having an arc of 553.34 feet to the Point of Beginning, containing 13.90 acres).

2.

As consideration for the above transfer and this CEA, Ark-La-Tex has undertaken the following work, assumed the following fees and costs and agrees to provide the following services, projects, and assistance to the City, which include the following, to-wit:

1. Design and construction of partnership signs at Industrial Park depicting partnership of The Coordinating and Development Corporation, City of Natchitoches and Northwestern State University - two (2) custom designed and erected permanent signs \$52,000.
2. Cost estimates and initial design of access road and boulevard with water/sewer/lighting/curb and gutter/conduit for fiber. This work was for the Delta Regional Authority Application \$3,600.
3. Annual liability insurance protecting CDC from anyone injured on property \$6,300 per year.
4. Architectural/Engineering Fees:
 - a. Layout and design of park master plan.
 - b. Designs and preliminary drawings and cost estimates for Alliance 120,000 sq. ft. high-tech warehouse proposal.
 - c. Platting of property (heavy industry/public/high-end professional). Total Cost: \$44,600.

5. Acquired an additional 12.8 acre tract from City of Natchitoches of adjacent land to complete site at the cost of \$128,000.
6. CDC Reverse Donations:
 - a. Right-of-way for boulevard donated back to City of Natchitoches.
 - b. Land donation to the 911 Communications District for the construction of a communications facility which will be benefit to the welfare and safety of the citizens of the City of Natchitoches.
 - c. New drainage easements for new construction as it occurs.
7. Industrial Revenue Bond principal and interest expense \$8,000 per month for 14 months.
8. Attorney Fees:
 - a. Preparation of industrial Revenue Bond documents for LA Bond Commission.
 - b. Title Insurance and land transfer/mortgage cost.
 - c. Preparation of Bond sale documents. Total Cost: \$78,000
9. CDC wrote the original application to the Delta Regional Authority for a \$450,000 Grant for the boulevard/road and associated utilities. The project was approved and subsequently CDC (the recipient) later transferred to the City of Natchitoches the Grant so that it could coordinate the project with the U. S. Department of Agriculture and the Engineers from Alexandria.
10. CDC has allowed part of its property to be used for a ballpark/diamonds by the youth in Natchitoches. CDC has done this Pro Bono and has incurred the cost of additional liability insurance in connection with youth baseball - etc.
11. CDC Marketing of Site: CDC continues to market the property to potential companies which will create employment and make capital investments on the site. Marketing includes:
 - a. Four (4) color brochures.
 - b. Commercial advertisements.
 - c. Direct contacts.
 - d. Realtors including Vintage/Coldwell Banker Commercial/Sealy and Company.

3.

In addition to the above enumerated services, other services and assistance will be provided as required by the City, as are reasonable and germane.

4.

The parties further agree that this Contract and Agreement is a statement of their mutual purposes, desires and obligations, and although there are mutual benefits flowing to each party, nothing in this agreement shall be considered as constituting a joint venture or other joint

ownership business relationship between the parties. The City shall have no ownership or business interest in the site conveyed to Ark-La-Tex, and shall have no responsibility for the condition of same, and no control over its maintenance or operation. Notwithstanding the provisions of this paragraph, the parties may establish an Advisory Board to coordinate the industrial inducement endeavors contemplated by this agreement. The Advisory Board, if created, shall be composed of appointees selected, non-exclusively, but by way of illustration, by the Mayor of Natchitoches, Northwestern State University, the Louisiana Economic Development, The Coordinating & Development Corporation (NWL); the Natchitoches Chamber of Commerce and Natchitoches Industries, Inc.

5.

The City shall have no responsibility whatsoever in connection with any bond or mortgage or other security instruments issued by Ark-La-Tex and nothing herein shall be construed so as to make the City as a co-obligor or co-debtor or surety for the obligation of Ark-La-Tex.

6.

This agreement shall be binding upon the respective successors or assigns of the parties.

7.

That the terms of this Amended and Updated Cooperative Endeavor Agreement shall supplement and replace those terms set forth in the original Cooperative Endeavor Agreement date May 15, 2003.

8.

That the City does agree that the consideration set forth herein is ample consideration for the transfer of the 13.90 acre tract described above, and does hereby agree to and does hereby waive and release that Resolutive Condition set forth in that Cash Sale Deed dated May 15, 2003 and recorded at Conveyance Book 572, page 17, of the records of Natchitoches Parish, Louisiana.

9.

The parties do hereby instruct and direct the Clerk to make mention of this instrument in the margin of that Cash Sale Deed dated May 15, 2003 and recorded at Conveyance Book 572, page 17 and that Cooperative Endeavor Agreement by and Between the City of Natchitoches, Louisiana and Ark-La-Tex Investment and Development Corporation date May 15, 2003 and recorded at Conveyance Book 572, page 1, to serve as occasion may require.

10.

Any communications under this agreement shall be deemed to have been properly made, by mailing a copy of same to the two (2) entities at the addresses given in the preamble of this agreement, or such place or places as may hereinafter be designated in writing.

THUS DONE AND SIGNED in multiple originals on the day, month and year first hereinabove written in the presence of the undersigned witnesses and Notary Public at Natchitoches, Louisiana.

WITNESSES:

CITY OF NATCHITOCHES

By: _____
Lee Posey, Mayor

**ARK-LA-TEX INVESTMENT
AND DEVELOPMENT
CORPORATION**

By: _____
**M. D. LeCOMTE, President and
CEO**

NOTARY PUBLIC

Print Name: _____

Notary # _____

Mayor Posey stated this is where the 911 Center is moving to and something changed from the original intent. Mr. Randy LaCaze then stated the original agreement had to be amended as the state was unable to provide funding for the project. Coordinating and Development Coordination were able to donate a site and therefore it was necessary to change the language to layout the changes and services to this tract of land.

The following Resolution was introduced by Ms. Morrow and Seconded by Mr. Nielsen as follows, to -wit:

RESOLUTION NO. 097 OF 2014

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE
CHANGE ORDER NO. 1 TO THE AGREEMENT BETWEEN
THE CITY OF NATCHITOCHES AND SUNSTREAM INC., FOR
THE AIRPORT LIGHTING PROJECT, SCHEDULE I, SCHEDULE II,
AT THE NATCHITOCHES REGIONAL AIRPORT
LA DOTD PROJECT NOS. H.010802**

(BID NO. 0542)

WHEREAS, the City of Natchitoches (CITY) awarded the bid to **Sun Stream, Inc.**, (CONTRACTOR) by Ordinance No. 047 of 2013 in the amount of \$678,079.80 for the Airport Lighting Project, Schedule I, Schedule II, at the Natchitoches Regional Airport; and

WHEREAS, on September 11, 2014, CONTRACTOR issued Change Order No. 1, fully described in attached Exhibit C.O.-1; and

WHEREAS, the contract sum will be increased by this Change Order No. 1 in the amount of \$47,492.00 and the revised contract total will be \$725,571.80; and

WHEREAS, the contract time will be increase by this Change Order No. 1 in the amount of 14 working days and the revised contract time will be 40 working days; and

WHEREAS, the project engineer, Mike Corkern of Airport Development Group Inc. has recommended this change order; and

WHEREAS, the CITY is of the opinion that Change Order No. 1 is in the best interest of the CITY.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Natchitoches, in legal session convened, that the Honorable Lee Posey, Mayor, be and is hereby authorized, empowered and directed to execute the referenced Change Order No. 1 to the agreement between the City of Natchitoches and the Contractor.

This Resolution was then presented for a vote, and the vote was recorded as follows:

| | |
|-----------------|---|
| AYES: | Payne, Nielsen, Mims, Stamey, Morrow |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

THEREUPON, Mayor Lee Posey declared the Resolution passed by a vote of 5 Ayes to 0 Nays on this 22nd day of September, 2014.



LEE POSEY, MAYOR

CHANGE ORDER NO. ONE

State of Louisiana

LA DOTD Project No. H.010802

Airport Name: Natchitoches Regional Airport

Contractor: SunStream, Inc.

City: Natchitoches

Schedule No. I and II

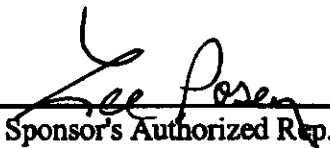
To SunStream, Inc. contractor.


You are hereby ordered to make the following change in the plans and/or specifications for the above designated Project:

1. Description of change to be made:
Make changes as described in the attached e-mails.
2. Reason for ordering change:
The LA DOTD wanted to replace the transformers and connectors on runway 17/35, change some of the regulators and for quantity overruns.
3. Settlement for the cost of the above change is to be made as follows:
See Attached E-mails.
4. Contract Time:
 - Original Contract Time 30 working days
 - Current Contract Time 30 working days
 - Net increase this Change Order 14 working days
 - New Contract Time 40 working days
5. Summary of Costs:
 - Original Contract Amount:
 - Schedule I (Replace Runway 7/25 Lighting and Upgrade Vault) \$494,460.00
 - Schedule II (Replace ODAL System, ODAL Power and Controls) \$183,619.80
 - Total: \$678,079.80
 - Net increase of this Change Order: \$47,492.00
 - Total increase of all previous Change Orders: \$0.00
 - Total increase of all change orders to this date: \$47,492.00
 - Total Estimated Contract Costs:
 - Schedule I and II \$725,571.80
 - Total: \$725,571.80

NOTE: This Order is not effective until approved by a representative of the LA DOTD Aviation Division.

Prepared by:  Associate Principal 9/11/14
ADG Representative Title Date

Agreed to by:  Mayor 9/22/14
Sponsor's Authorized Rep. Title Date

Agreed to by:  President 9/22/14
Contractors Authorized Rep. Title Date

Mike Corkern

From: Allen Taylor <Allen.Taylor@LA.GOV>
Sent: Wednesday, September 03, 2014 3:22 PM
To: ADG Michael Corkern (mcorkern@adgairports.com)
Cc: Danielle Gaylor; Brad Brandt; Larry Cooper
Subject: SPN H-010802 Natchitoches - Lighting Rehabilitation Project - Sun Stream Change Order
Attachments: AIRPORT CHANGE ORDER 14JUL14.pdf; NATCH AIRPORT CHANGE ORDER 12MAY14.pdf
Importance: High

Mike,

Additional NAVAID Funds from a FY 2012 project underrun in the amount of \$47,492.00 are approved to be expended on only the following items in the attached letter(s) as defined herein:

- Item No. 1 Replacement of 14 each Runway 17/35 sign isolation transformers and installation of AMERACE 54 Super D4-D4 primary connector in circuits. \$5,359.00.
- Item No. 2 Replacement of 84 each Runway 17/35 Ltg isolation transformers and installation of AMERACE 54 Super D4-D4 primary connector in circuits. \$16,548.00.
- Item No. 3 Replacement of 2 each existing (Crouse-hinds) 7.5 CCRs (17/35 Ltg & Signs) with new 4 KW CCRs with Digital Power meter for RWY 7 & 17 REILS and RWY 7/25 PAPI. \$26,750.00.
- Item No. 4 NOT APPROVED.
- Item No. 5 NOT APPROVED.
- Item No. 6 L-861 LED Fixture Leveling Device. \$781.00.
- Item No. 7 CCR Credit (Reducing from 15 KW to 7.5 KW on 4 each CCRs) CREDIT -11,543.00.
- Item No. 8 NOT USED.
- Item No. 9 NOT USED.
- Item No. 10 additional 4 each L-110D \$7,144.00.
- Item No. 11 additional 4 inch Duct \$1,628.00.
- Item No. 12 additional time bond \$825.00.

TOTAL APPROVED CHANGE ORDER AMOUNT \$47,492.00.

If everybody is in agreement we will process the SA to increase the project funding.

Regards,

Allen Taylor, Airway Systems Manager



Mail: P.O. Box 94245
Baton Rouge, LA 70804-9245
Physical: 1201 Capitol Access Road
East Wing - Room ES-S-513
Baton Rouge, LA 70802
Email: allen.taylor@la.gov

318-352-1400
STATE LIC# 24955



Sun Stream, INC.

FAX 318-352-6486
40 CFR # 4347275300607

ELECTRICAL & MECHANICAL CONTRACTORS

808 Keyser Avenue
Natchitoches, LA 71457
(318) 352-1400 • Fax (318) 352-6486

JIM TALMADGE

04/24/2014

318/352-1400

Mike Corken
ADG

Re: Change Order
Natchitoches Airport
IER1417

As per your request I have priced the following changes to the original base bids.

Item 1: Replacement of 17/35 sign isolation transformers and install Amerace Super Kit L-823 connectors including replacing any home run junction box L-823 connectors to lighting vault.

(14)

Item 2: Replace all Runway 17/35 edge and threshold lighting isolation transformers and install Amerace super kit L-823 connectors including home run j/box connectors.

(84)

Item 3: Replace the existing (2) remaining 7.5 kw CCRS with (2) 4.0 kw CCRS including the digital power meter.

(2)

NOT APPROVED Item 4: Replace the new Runway 7/25 elevated LED taxiway taxiway fixtures with new IMIL low profile LED fixtures.

(41)

NOT APPROVED Item 5: Replace the new 7/25 elevated led runway edge (white) EMIL fixtures with new IMIL low profile runway edge (white) fixtures.

(40)

Item 6: Contractor to furnish (1) L-861(L), L-861E(L) level device. (1)

| | | |
|-----------------|------------------------------|--------|
| | CCR Credit from 15 kw to 7.5 | (4) |
| NOT USED | - L125C Credit | (40) |
| NOT USED | - L125D Credit | (41) |
| | L110D Vault add | (4) |
| | 4 inch duct add | (88ft) |
| | Additional bond cost | (1) |

Jim Talmadge

318-352-1400
STATE LIC# 24955FAX 318-352-6486
40 CFR # 4347275300607

ELECTRICAL & MECHANICAL CONTRACTORS

808 Keyser Avenue
Natchitoches, LA 71457
(318) 352-1400 • Fax (318) 352-6486

JIM TALMADGE

04/24/2014

318/352-1400

| Item | # | ECH | Cost | Total Change |
|--------------------------|---------------|-----|----------------------|-------------------------|
| 1 | 14 | | 382.85 | \$ 5,359.00 |
| 2 | 84 | | 197.00 | \$ 16,548.00 |
| 3 | 2 | | 13,375.00 | \$ 26,750.00 |
| 4 | 41 | | 992.00 | \$ 40,672.00 |
| 5 | 40 | | 1,100.00 | \$ 44,000.00 |
| 6 | 1 | | 781.00 | \$ 781.00 |
| CCR Credit 7.5 | 4 | | -2,885.75 | \$-11,543.00 |
| L-125C Credit | 1 | | 46,858.00 | \$ 46,858.00 |
| L-125D Credit | 1 | | 29,757.80 | \$ 29,757.80 |
| L-110D | 4 | | 1,786.00 | \$ 7,144.00 |
| 4 inch duct | 88' | | 18.5 | \$ 1,628.00 |
| Bond | 1 | | 825.00 | \$ 825.00 |
| | | | | <hr/> |
| | | | | \$ 47,492.00 |
| Total change | | | | \$ 55,544.20 |

Any cost for re-stocking fixtures 125c or 125d is not reflected and must be considered at time of charge.

We request an additional 14 days 4 man load to complete the above described items of work.

Jim Talmadge

CITY OF NATCHITOCHES

The City of Natchitoches of the Parish of Natchitoches met in regular session on this date. The following resolution was offered by Mr. Mims and seconded by Mr. Nielsen as follows:

RESOLUTION NUMBER: 098

Date: September 22, 2014

R E S O L U T I O N

WHEREAS, Title 2 of the Louisiana Revised Statutes of 1950 provides that cities, towns, parishes, and other political subdivisions of this State may separately or jointly acquire, establish, construct, expand, own, lease, control, equip, improve, maintain, operate, regulate, and police airports and landing fields for the use of aircraft; and,

WHEREAS, the State of Louisiana, Department of Transportation and Development, Division of Aviation (formerly the LA DOTD-OAPT) is charged by Title 2 with the responsibility for the development of aviation facilities within the State to foster air commerce and to safeguard the interests of those engaged in all phases of the aviation industry and of the general public; and,

WHEREAS, the City of Natchitoches, hereinafter referred to as "Sponsor", has completed an FAA and DOTD approved Master Plan, Action Plan, and/or Airport Layout Plan which outlines the specific future development of the Natchitoches Regional Airport; and, the Sponsor is desirous of implementing a portion of the approved Plan recommendations which provide for the critically needed improvements as stated below to substantially improve the safety and usability of the Airport, but does not have sufficient funds of its own required for completing the needed improvements; and,

WHEREAS, the LA DOTD, Division of Aviation is authorized by Title 2 to expend funds for the construction or enlargement of airports for the safety and advancement of aeronautics;

NOW, THEREFORE, BE IT RESOLVED:

SECTION I.

That the Sponsor does hereby formally request that the LA DOTD, Division of Aviation provide funds required to complete the airport improvements at the Natchitoches Regional Airport specifically as described in the Capital Improvement Program Application for State Financial Assistance dated September 15, 2014:

SECTION II.

That the said LA DOTD, Division of Aviation be and is hereby assured that all necessary servitudes, rights-of-way, rights of ingress and egress and means thereof will be furnished by the Sponsor and the titles thereto will be valid and indefeasible, and that the Sponsor will assume ownership, financial reporting, and complete responsibility for the maintenance and upkeep of the airport after completion of said improvement.

SECTION III.

That the Sponsor will save and hold the said LA DOTD, Division of Aviation, its officers, agents, and employees harmless from any liability or claim for damages arising out of the project, including death or injuries to third parties including, but not limited to, liability or claim for damages out of the negligence of said LA DOTD, Division of Aviation, its officers, agents, or employees, and expressly agrees to defend any suit of any nature brought against the LA DOTD, Division of Aviation as a result of this project.

SECTION IV.

That the Mayor of the Sponsor be and is hereby authorized and directed to evidence this agreement by affixing his signature at the place provided therefore on this resolution and on subsequent related documents/agreements as required by the rules and regulations of the Federal Aviation Administration and the State of Louisiana and the Clerk is hereby authorized to attest said execution.

SECTION V.

That this resolution shall be in full force and effect from and after its adoption.

The aforesaid resolution, having been submitted to a vote, the vote thereon was follows:

YEAS: Payne, Nielsen, Mims, Stamey, Morrow

NAYS: None

ABESENT: None


WHEREUPON, the Resolution was declared adopted on the 22nd day of September, 2014.

CITY OF NATCHITOCHES

BY: 
(Signature)

Lee Posey
(Typed or Printed Name)

TITLE: Mayor

ATTEST: 
(Signature)

TITLE: Clerk

CAPITAL IMPROVEMENT PLAN (CIP)
Natchitoches Regional Airport (IER), Natchitoches, LA

DATE CIP PREPARED: 09/15/14
CIP START YEAR: 2015

| Color Code Key & Notes | |
|--|----------|
| ** State Grant, Economic Development Grant, Bond Financing, Private: | Other:** |
| * Sponsor 10% Match | Match* |
| Match Amount for "AIP Funding Request" NOT Included when green: | |
| Multi-Year NPE Fronted Amount NOT Included when red: | |

\$ 20,000 Estimated Carryover Balance
\$ 150,000 Estimated Annual NPE Amount

| Fed FY | Entitlement Available | ODO Priority | Project Description/Justification | Multi-Year | Est. Total Project Cost | Funding Source | | | AIP Funding Request | |
|------------------------|-----------------------|--------------|---|------------|-------------------------|----------------|-----------|------------|---------------------|--------------|
| | | | | | | Entitlement | Other AIP | Match* | | Other** |
| 2015 | | 1 | Mill and Overlay R/W 17/35 - Phase II | N | \$ 1,800,000 | \$ 170,000 | | \$ 18,889 | \$ 1,450,000 | |
| | | 2 | Install LED Lights on R/W 17/35 (STATE ONLY) | N | \$ 100,000 | | | \$ 100,000 | | |
| | | 3 | New Fence and Repair Existing Fence (STATE ONLY) | N | \$ 300,000 | | | \$ 300,000 | | |
| | | 4 | Drainage Improvememnts - Design - Phase II (STATE ONLY) | Y | \$ 50,000 | | | \$ 50,000 | | |
| | | 5 | Replace AWOS III P/T (STATE ONLY) | N | \$ 200,000 | | | \$ 200,000 | | |
| 2015 Annual Subtotals: | | | | | \$ 2,450,000 | \$ 170,000 | | \$ 18,889 | \$ 650,000 | \$ 1,450,000 |
| 2016 | | 1 | Upgrade Localizer (STATE ONLY) | N | \$ 450,000 | | | | \$ 450,000 | |
| | | 2 | Drainage Improvements - Construction - Phase III (STATE ONLY) | N | \$ 300,000 | | | | \$ 300,000 | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| 2016 Annual Subtotals: | | | | | \$ 750,000 | | | | \$ 750,000 | Zero |
| 2017 | | 1 | Mill and Overlay R/W 7/25 - Phase II (STATE ONLY) | N | \$ 1,000,000 | | | | \$ 1,000,000 | |
| | | 2 | Land Acquisition - Parcel 25 | N | \$ 105,000 | \$ 94,500 | | \$ 10,500 | | |
| | | | | | | | | | | |
| 2017 Annual Subtotals: | | | | | \$ 1,105,000 | \$ 94,500 | | \$ 10,500 | \$ 1,000,000 | Zero |
| 2018 | | 1 | Ag Ramp/Wash Rack (STATE ONLY) | N | \$ 325,000 | | | | \$ 325,000 | |
| | | 2 | T-Hangar Taxilanes (STATE ONLY) | N | \$ 500,000 | | | | \$ 500,000 | |
| | | | | | | | | | | |
| 2018 Annual Subtotals: | | | | | \$ 825,000 | | | | \$ 825,000 | Zero |
| 2019 | | 1 | T-Hangars (10-Unit + 1 Box Hangar) (STATE ONLY) | N | \$ 650,000 | | | | \$ 650,000 | |
| | | 2 | New T/W to the End of R/W 25 | N | \$ 450,000 | \$ 405,000 | | \$ 45,000 | | |
| | | 3 | Road at NSU around Localizer (STATE ONLY) | N | \$ 750,000 | | | | \$ 750,000 | |
| 2019 Annual Subtotals: | | | | | \$ 1,850,000 | \$ 405,000 | | \$ 45,000 | \$ 1,400,000 | Zero |
| 5 Year CIP Totals: | | | | | \$ 6,980,000 | \$ 669,500 | | \$ 74,389 | \$ 4,625,000 | \$ 1,750,000 |

Resolution NO. 23 of 2014

**Resolution: Approving the Capital Improvement Plan for
Natchitoches Regional Airport**

WHEREAS, The Natchitoches Regional Airport Commission has reviewed the five year (2015 thru 2019) Capital Improvement Plan (CIP); for financial assistance from the Federal Aviation Administration and the LA DOTD, Division of Aviation.

BE IT RESOLVED, that the Natchitoches Regional Airport Commission recommends that the Mayor and City Council approve the Capital Improvement Plan (CIP) application dated September 10, 2014; with CIP start year of 2015.

THUS DONE AND SIGNED this 16TH day SEPTEMBER, 2014 as per agreement of the members of the Natchitoches Airport Commission at its regular monthly meeting held on, Monday, September 15, 2014.

Natchitoches Airport Commission


STANLEY SALTER,
Chairman

The following Resolution was introduced by Mr. Payne and Seconded by Mr. Stamey as follows,
to -wit:

RESOLUTION NO. 099 OF 2014

**A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE AND ACCEPT
BIDS FOR THE BRED A TOWN PARK PROJECT
(BID NO. 0557)**

WHEREAS, the City wishes to advertise for public bids for the Breda Town Park Project (Bid No. 0557) and

WHEREAS, sealed proposals shall be addressed to the City of Natchitoches, Office of Purchasing, 1400 Sabine Street, Natchitoches, Louisiana 71457 or received at the City of Natchitoches, Purchasing Office, 1400 Sabine Street, Natchitoches, Louisiana, and

WHEREAS, the City of Natchitoches will accept sealed and electronic bids for the project until 2:00 pm on Tuesday, October 21st, 2014 at the office of the Purchasing Department, 1400 Sabine Street, and

WHEREAS, bids will be publicly opened and read aloud at 2:00 pm, on Tuesday, October 21st, 2014 held at the above mentioned office of the Director of Purchasing, and

WHEREAS, upon receipt of proposals, the committee members consisting of Pat Jones, Director of Finance; Edd Lee, Director of Purchasing; Randy LaCaze, Director of Community Development, Larry Payne, Councilman, and Randal Smoak, Engineer with Cothren, Graff, Smoak Engineering, are to review and make a recommendation of the bids received.

NOW, THEREFORE, BE IT RESOLVED by the Council of the city of Natchitoches, in legal session convened, that the Honorable Lee Posey, Mayor, be and is hereby authorized, empowered and directed to order the publication of the above bid.

This Resolution was then presented for a vote, and the vote was recorded as follows:

| | |
|-----------------|---|
| AYES: | Payne, Nielsen, Mims, Stamey, Morrow |
| NAYS: | None |
| ABSENT: | None |
| ABSTAIN: | None |

THEREUPON, Mayor Lee Posey declared the Resolution passed by a vote of 5 Ayes to
0 Nays on this 22nd day of September, 2014.


LEE POSEY, MAYOR

ADVERTISEMENT FOR BIDS

Sealed proposals shall be addressed to the City of Natchitoches, Office of Purchasing, 1400 Sabine Street, Natchitoches, Louisiana, 71457 for the **BREDA TOWN PARK (BID NO. 0557)** as described in the Specifications and Drawings. The Contractor Classification for this project is **HIGHWAY, STREET AND BRIDGE CONSTRUCTION OR BUILDING CONSTRUCTION**.

The City of Natchitoches will accept sealed or internet bids for the project until **2:00 PM on TUESDAY, OCTOBER 21ST, 2014** at the Office of Purchasing, 1400 Sabine Street, or at [HTTPS://bidexpress.com](https://bidexpress.com). (Bidders needing assistance with on-line bidding should call the Bid Express help line at (888) 352-2439). All paper bids shall be plainly marked **"SEALED BID - BREDA TOWN PARK (BID NO. 0557)."** All bids received must have the contractor's license number on the outside of the envelope. Any bid received after closing time will be returned unopened. Bids will be publicly opened and read aloud this same date and time at the office of the Director of Purchasing.

If a NONRESIDENT CONTRACTOR bidding on public work in the State of Louisiana is domiciled in a state that provides a percentage preference in favor of CONTRACTORS for the same type work, then every Louisiana resident CONTRACTOR shall be granted the same preference over CONTRACTORS domiciled therein whenever the NONRESIDENT CONTRACTOR bids on public work in Louisiana (LA RS 38:2225). A CONTRACTOR who is a NONRESIDENT of the State of Louisiana must attach a copy of their State's law concerning preferential treatment and their State's percentage of bid preference. This information shall accompany CONTRACTOR'S bid proposal.

When a participating political subdivision lets a contract for a public works project that is to be administered by or paid for, in whole or in part, by said political subdivision's funds, the governing authority of the political subdivision may require, as a condition of letting the contract, that not less than eighty percent (80%) of the persons employed in fulfilling that contract be residents of the State of Louisiana (LA RS 38:2225).

Copies of the Specifications and Contract Documents are on file and open to public inspection at the City of Natchitoches, Office of the Director of Purchasing, 1400 Sabine Street, Natchitoches, Louisiana 71457.

A set of plans and specifications may be obtained from the ENGINEER - COTHREN, GRAFF, SMOAK ENGINEERING, INC., 6305 Westport Avenue, Shreveport, LA 71129 upon receipt of payment in the amount of **THIRTY DOLLARS (\$30.00)** per set. Checks should be made payable to CGS ENGINEERING, INC. A digital version of the plans and specifications in PDF format may be obtained from the Engineer at no charge.

Deposits on the first set of documents furnished bona fide prime bidders will be fully refunded upon return of the documents no later than ten days after receipt of bids. On other sets of documents furnished to bidders, the amount of 0 DOLLARS (\$0) (the deposit less the actual cost of reproduction) will be refunded upon return of the documents no later than ten days after receipt of bids. No refund will be made to non-bidders or sub-bidders.

Each bidder must deposit with his/her bid, security in the amount, for and subject to the conditions provided in the *Information for Bidders*. Sureties used for obtaining bonds must appear as acceptable on the Department of Treasury Circular 570.

Additional items required to be submitted with the Bid and Bid Bond are:
Corporate Signature Authority (when applicable), Certification of Contractor's Active License (LA. R.S. 37:2163).

The City of Natchitoches reserves the right to reject any or all bids.

CITY OF NATCHITOCHES

By: /s/ Lee Posey
Title: Mayor

PUBLISH:

September 25, 2014

October 2, 2014

October 9, 2014

CITY OF NATCHITOCHES
GENERAL FUND BUDGET REPORT
AS OF AUGUST 31, 2014

| | CURRENT MONTH | | | | YEAR TO DATE | | | |
|-----------------------------|----------------------------|----------------------|-----------|---------------------------|---------------|-------------------|------------------------------------|----------------------------------|
| | TOTAL BUDGET 14/15FY | MONTHLY BUDGET *1 | ACTUAL | (OVER) UNDER BUDGET | YTD ACTUAL | ENCUM- BRANCES | UNREALIZED AVAILABLE BALANCE | PERCENT RECEIVED/ EXPENSED |
| REVENUE | 14,327,247 | 1,193,937 | 1,092,707 | (101,230.08) | 2,933,939 | | 11,393,308 | 20.48% |
| EXPENDITURES | | | | | | | | |
| DEPARTMENT: | | | | | | | | |
| CITY HALL / FINANCE | 537,294 | 44,775 | 39,283 | 5,491.58 | 108,743 | 0 | 428,551 | 20.24% |
| COMMUNITY DEVELOPMENT | 707,327 | 58,944 | 71,116 | (12,172.44) | 169,734 | 27,660 | 509,933 | 27.91% |
| PLANNING & ZONING | 247,631 | 20,636 | 15,154 | 5,481.79 | 45,241 | 800 | 201,590 | 18.59% |
| FIRE DEPARTMENT | 3,221,660 | 268,472 | 216,909 | 51,562.83 | 617,198 | 391 | 2,604,071 | 19.17% |
| POLICE DEPARTMENT | 4,847,710 | 403,976 | 315,775 | 88,200.36 | 906,815 | 2,127 | 3,938,768 | 18.75% |
| ANIMAL SHELTER | 172,575 | 14,381 | 11,091 | 3,290.11 | 31,538 | 0 | 141,037 | 18.27% |
| PURCHASING | 266,434 | 22,203 | 16,813 | 5,390.09 | 52,809 | 199 | 213,427 | 19.90% |
| CITY GARAGE | 252,914 | 21,076 | 26,235 | (5,158.59) | 52,797 | 1,913 | 198,205 | 21.63% |
| RECREATION *2 | 742,201 | 61,850 | 92,556 | (30,706.19) | 281,177 | 26,655 | 434,369 | 41.48% |
| PUBLIC WORKS | 1,218,565 | 101,547 | 85,304 | 16,242.68 | 258,995 | 2,504 | 957,065 | 21.46% |
| INDIRECT EXPENSE | 1,961,537 | 163,461 | 118,050 | 45,411.66 | 545,950 | 1,265 | 1,414,322 | 27.90% |
| PROGRAMMING & PROMOTIONS | 151,399 | 12,617 | 7,951 | 4,665.80 | 22,602 | 414 | 128,383 | 15.20% |
| TOTAL GENERAL FUND | 14,327,247 | 1,193,937 | 1,016,238 | 177,699.68 | 3,093,598 | 63,928 | 11,169,721 | 22.04% |
| FOOTNOTES: | | | | | | | | |
| *1 - 1/12th OF TOTAL BUDGET | | | | | | | | |
| *2 - SEASONAL ACTIVITY | | | | | | | | |
| % BUDGET YEAR ELAPSED | 25% | | | | | | | |
| % BUDGET EXPENDED | 22% | | | | | | | |

CITY OF NATCHITOCHEES
UTILITY (PROPRIETARY) FUND BUDGET REPORT
AS OF AUGUST 31, 2014

| CURRENT MONTH | | | | YEAR TO DATE | | | | |
|------------------------|-----------------------------|----------------------|-----------|---------------------------|---------------|-------------------|--------------------------------------|----------------------------------|
| | TOTAL BUDGET 14/15 FY | MONTHLY BUDGET *1 | ACTUAL | (OVER) UNDER BUDGET | YTD ACTUAL | ENCUM- BRANCES | UNREALIZED / AVAILABLE BALANCE | PERCENT RECEIVED/ EXPENSED |
| REVENUE | 38,610,171 | 3,217,514 | 2,772,801 | (444,713) | 11,285,670 | | 27,324,501 | 29.23% |
| EXPENDITURES | | | | | | | | |
| DEPARTMENT: | | | | | | | | |
| UTILITY ADMINISTRATION | 358,857 | 29,905 | 28,199 | 1,706 | 79,484 | 385 | 278,988 | 22.26% |
| WATER | 2,828,795 | 235,733 | 203,002 | 32,731 | 540,532 | 97,380 | 2,190,883 | 22.55% |
| SEWER | 1,641,566 | 136,797 | 101,824 | 34,974 | 310,325 | 9,376 | 1,321,865 | 19.48% |
| ELECTRIC | 23,629,199 | 1,969,100 | 1,984,816 | (15,716) | 3,758,683 | 1,744,487 | 18,126,030 | 23.29% |
| UTILITY BILLING | 542,648 | 45,221 | 39,349 | 5,872 | 102,113 | 482 | 440,054 | 18.91% |
| INFORMATION TECH | 333,850 | 27,821 | 23,011 | 4,810 | 50,861 | 11,516 | 271,473 | 18.68% |
| INDIRECT | 9,275,256 | 772,938 | 627,652 | 145,286 | 2,379,546 | 35,758 | 6,859,953 | 26.04% |
| TOTAL UTILITY FUND | 38,610,171 | 3,217,514 | 3,007,852 | 209,662 | 7,221,543 | 1,899,382 | 29,489,245 | 23.62% |

FOOTNOTES:

*1 - 1/12th OF TOTAL BUDGET

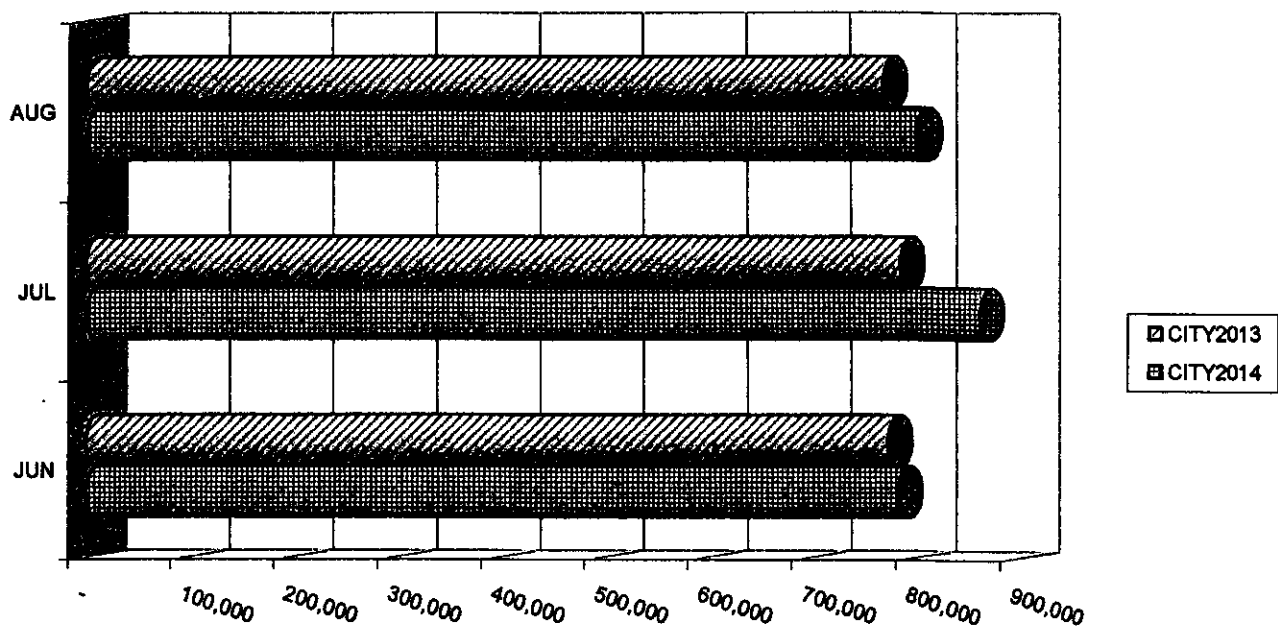
% BUDGET YEAR ELAPSED

25%

% BUDGET EXPENDED

24%

CITY OF NATCHITOCHES FISCAL YEAR SALES TAX COLLECTIONS



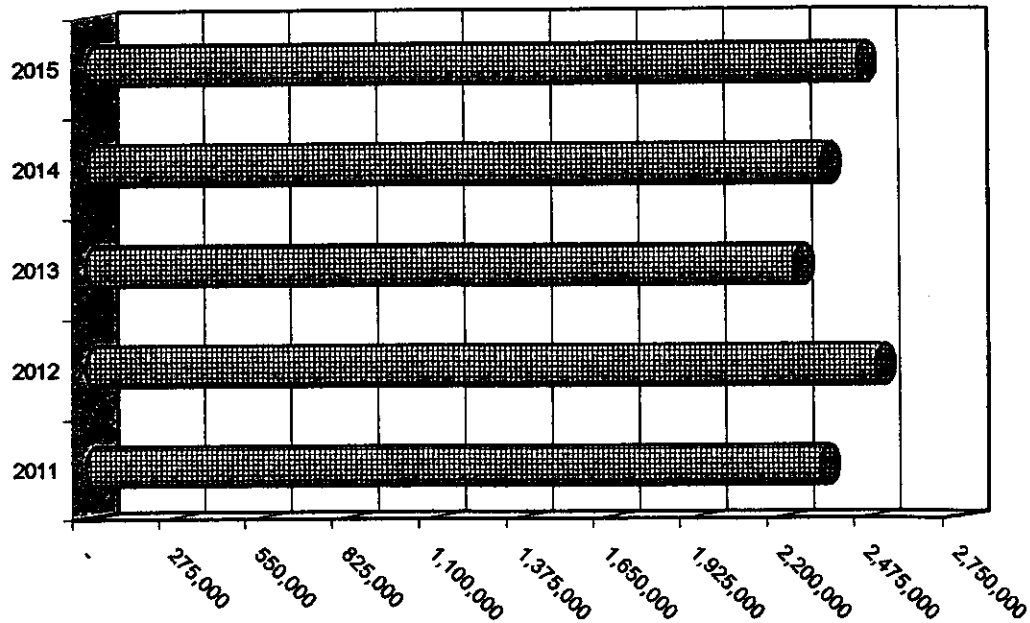
REVENUE BY MONTHS

| 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014 | 2014-2015 | DIFF 14/15 | DIFF % |
|-----------|-----------|-----------|-----------|-----------|------------|--------|
| 745,293 | 778,326 | 784,706 | 775,673 | 785,480 | 9,807 | 1.26% |
| 833,927 | 925,940 | 787,124 | 788,242 | 862,486 | 74,244 | 9.42% |
| 747,034 | 799,473 | 675,717 | 771,686 | 803,607 | 31,921 | 4.14% |

Prepared by: Natchitoches Tax Commission

CITY OF NATCHITOCHES

FISCAL YEAR SALES TAX COLLECTIONS



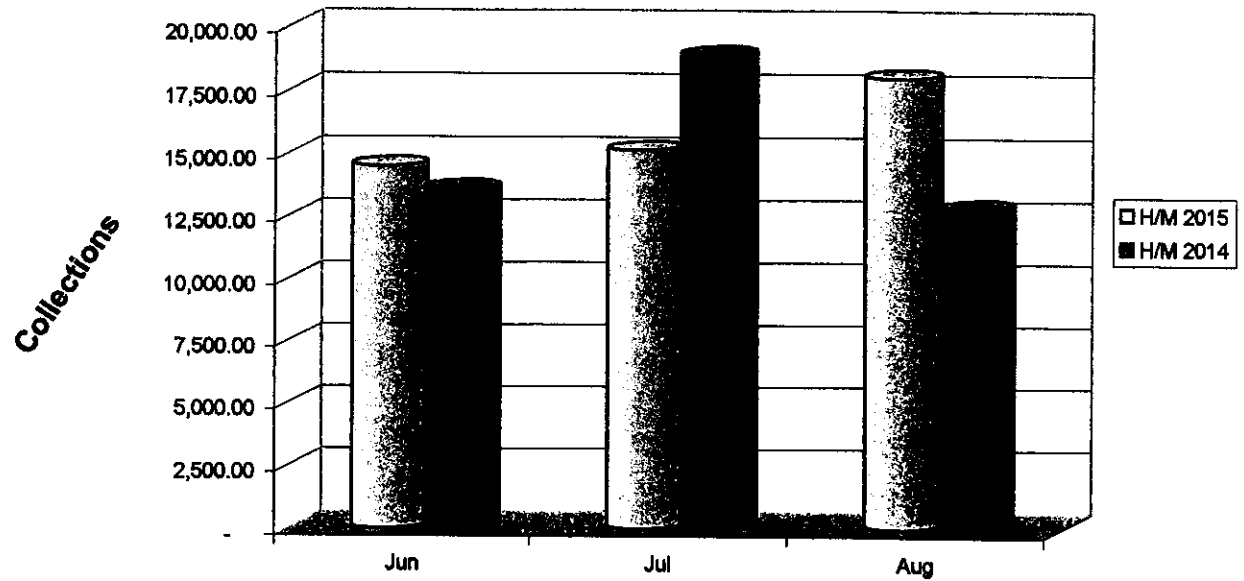
REVENUE YEAR TO DATE

| PERIOD | 2010-2011 | 2011-2012 | 2012-2013 | 2013-2014 | 2014-2015 | DIFF 14/15 | DIFF % |
|--------|-----------|-----------|-----------|-----------|-----------|------------|--------|
| JUN | 745,293 | 778,326 | 784,706 | 775,673 | 785,480 | 9,807 | 1.26% |
| JUL | 1,579,220 | 1,704,266 | 1,571,830 | 1,563,915 | 1,647,966 | 84,051 | 5.37% |
| AUG | 2,326,254 | 2,503,739 | 2,247,547 | 2,335,601 | 2,451,573 | 115,972 | 4.97% |

Prepared by: Natchitoches Tax Commission

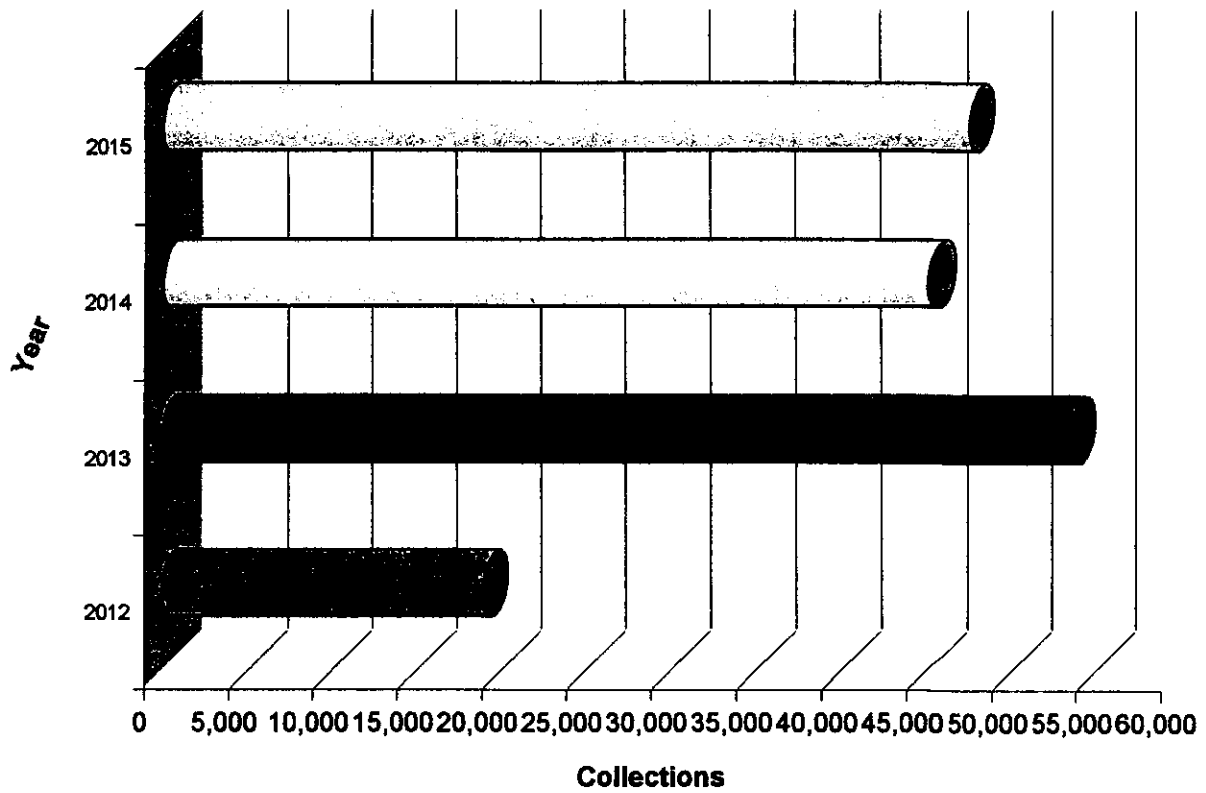
City of Natchitoches

TIF 2%



| Period | 2012 | 2013 | 2014 | 2015 | DIFF 14/15 | % DIFF |
|--------|-----------|-----------|-----------|-----------|------------|---------|
| Jun | 0 | 23,874.50 | 13,597.75 | 14,483.00 | 885.25 | 3.71% |
| Jul | 0 | 15,844.98 | 18,905.43 | 15,138.53 | (3,766.90) | -23.77% |
| Aug | 19,047.82 | 13,928.45 | 12,843.05 | 18,004.34 | 5,161.29 | 37.06% |

**City of Natchitoches
TIF-2%**



| Period | 2012 | 2013 | 2014 | 2015 | DIFF 14/15 | % DIFF |
|--------|-----------|-----------|-----------|-----------|------------|--------|
| Jun | - | 23,874.50 | 13,597.75 | 14,483.00 | 885.25 | 3.71% |
| Jul | - | 39,719.48 | 32,503.18 | 29,621.53 | (2,881.65) | -8.87% |
| Aug | 19,047.82 | 53,647.93 | 45,346.23 | 47,625.87 | 2,279.64 | 5.03% |

Mr. Pat Jones, Finance Director, presented the Council with the Finance Report. The General Fund summary as of August the revenues were at 20.48% and expenditures at 22.04%, with 25% of the budget year elapsed. The Utility Fund revenues were at 29.23% and expenditures at 23.62%. Sales Tax Collections for August were 4.14%. The TIF for August was 5.03% above last year. Motor Vehicle Sales were not available for this meeting.

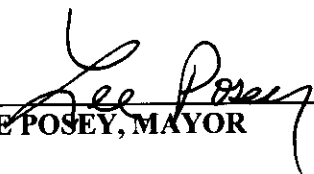
The next scheduled City Council meeting will be October 13, 2014.

Mayor Posey congratulated all the local teams in Natchitoches for their wins this past weekend.

Ms. Morrow stated the need for a utility light pole at the corner of Old Robeline Road and Powell Street.

With no further discussion, the Mayor made a motion for adjournment and all were in favor.

The meeting was adjourned at 6:21 p.m.


LEE POSEY, MAYOR


DON MIMS, MAYOR PRO TEMPORE